

Single Family Residence **RESIDENTIAL**

716 RUSTIC RANCH LN

LINCOLN, CA 95648

\$553,281 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,530 ft²
LIVING AREA

0.13 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$553K

\$525K low

\$581K high

Last Sale

\$450,000 · Oct 29, 2020

Est. Owner Equity

\$553,281

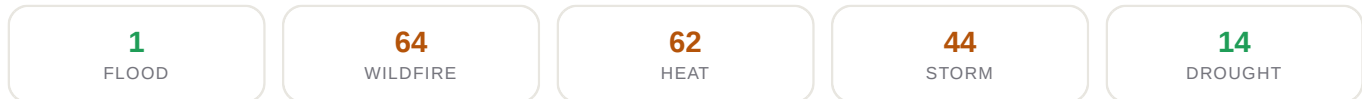
TAX & ASSESSMENT

Property Tax	\$5,103 (2025)
Assessed Value	\$496,834
Previous Assessed	\$487,093

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2020	Resale	Grant Deed	\$450,000	\$294	
Sep 3, 2015	Quitclaim	Quit Claim Transfer			
Sep 3, 2015	Recorded document	Affidavit Of Death			
Aug 18, 2009	Resale	Grant Deed	\$270,000	\$176	\$216K
Jan 8, 2004	Resale	Grant Deed	\$241,500	\$158	\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.7 mi
Twelve Bridges High School	High	9–12	3.0 mi

District: Western Placer Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95648

46 CRIME INDEX	84 AIR POLLUTION	60,706 POPULATION	\$107K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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