

Single Family Residence **RESIDENTIAL**

717 RUSTIC RANCH LN

LINCOLN, CA 95648

\$1,061,178 TopHap Estimate · \$403 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,636 ft²

LIVING AREA

0.2 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$936K low

\$1.2M high

Last Sale

\$1,115,000 · Mar 15, 2024

Est. Owner Equity

\$1,061,178

TAX & ASSESSMENT

Property Tax	\$10,064 (2025)
Assessed Value	\$985,353
Previous Assessed	\$966,033

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	62 HEAT	44 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2024	Resale	Grant Deed	\$1,115,000	\$423	
Aug 31, 2022	Financing	Intrafamily Transfer			
Aug 10, 2020	Resale	Grant Deed	\$775,000	\$294	\$225K
Jun 6, 2019	Recorded document	Affidavit Of Death			
May 31, 2019	Resale	Grant Deed	\$807,000	\$306	
Mar 13, 2006	Quitclaim	Quit Claim Transfer			
Jan 16, 2004	Resale	Grant Deed	\$607,000	\$230	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 mi

Twelve Bridges High School	High	9–12	3.0 mi
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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	Owner occupied
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