

Single Family Residence **RESIDENTIAL**

# 728 RUSTIC RANCH LN

LINCOLN, CA 95648

**\$534,243** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,530 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$534K**

\$517K low

\$552K high

Last Sale

**\$264,000 · Jan 9, 2004**

Est. Owner Equity

**\$340,243**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,914 (2025) |
| Assessed Value    | \$382,351      |
| Previous Assessed | \$374,855      |

## 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

25  
FLOOD

64  
WILDFIRE

14  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 31, 2012 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jan 16, 2008 | Quitclaim         | Quit Claim Transfer |           |        | \$99K  |
| Jan 16, 2008 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 20, 2006 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 16, 2006 | Recorded document | Grant Deed          |           |        |        |
| Jan 9, 2004  | Resale            | Grant Deed          | \$264,000 | \$173  | \$103K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Twelve Bridges High School       | High       | 9–12   | 2.4 mi   |
| Twelve Bridges Elementary School | Elementary | KG–5   | 2.5 mi   |
| Twelve Bridges Middle School     | Middle     | 6–8    | 2.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>60,706</b><br>POPULATION | <b>\$107K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|