

Single Family Residence **RESIDENTIAL**

729 RUSTIC RANCH LN

LINCOLN, CA 95648

\$904,678 TopHap Estimate · \$401 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,258 ft²

LIVING AREA

0.2 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$905K

\$841K low

\$969K high

Last Sale

\$945,000 · May 20, 2021

Est. Owner Equity

\$904,678

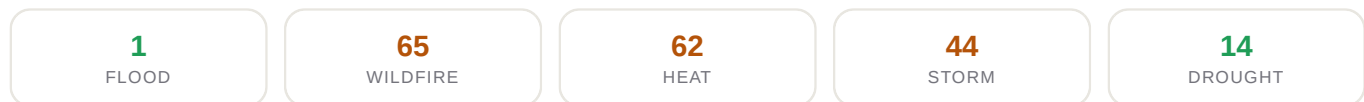
TAX & ASSESSMENT

Property Tax	\$9,419 (2025)
Assessed Value	\$883,000
Previous Assessed	\$904,000

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2021	Resale	Grant Deed	\$945,000	\$419	
Jul 24, 2013	Resale	Grant Deed	\$619,000	\$274	
Aug 30, 2012	Recorded document	Affidavit Of Death			
Mar 1, 2004	Resale	Grant Deed	\$531,500	\$235	\$334K

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

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------