

Single Family Residence

RESIDENTIAL

753 RUSTIC RANCH LN

LINCOLN, CA 95648

\$658,965 TopHap Estimate · \$355 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,854 ft²

LIVING AREA

0.16 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$659K

\$611K low

\$707K high

Last Sale

\$440,000 · Feb 20, 2004

Est. Owner Equity

\$558,965

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$6,366 (2025)
Assessed Value	\$622,791
Previous Assessed	\$610,581

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

64
WILDFIRE

62
HEAT

44
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2004	Quitclaim	Quit Claim Transfer			
Feb 20, 2004	Resale	Grant Deed	\$440,000	\$237	\$100K

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	3.1 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
-----------	----------------