

Single Family Residence **RESIDENTIAL**

765 RUSTIC RANCH LN

LINCOLN, CA 95648

\$649,748 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,854 ft²
LIVING AREA

0.16 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$650K

\$621K low

\$679K high

Last Sale

\$463,000 · Apr 15, 2019

Est. Owner Equity

\$430,748

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,648 (2025)
Assessed Value	\$550,345
Previous Assessed	\$539,555

PROPERTY FACTS

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

CLIMATE RISK

57
FLOOD

65
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2014	Quitclaim	Quit Claim Transfer			
Feb 13, 2009	Resale	Grant Deed	\$419,000	\$226	\$219K
Aug 4, 2005	Recorded document	Grant Deed			
Jan 9, 2004	Resale	Grant Deed	\$414,500	\$224	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges High School	High	9–12	2.3 mi
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 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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