

Single Family Residence **RESIDENTIAL**

788 RUSTIC RANCH LN

LINCOLN, CA 95648

\$606,104 TopHap Estimate · \$340 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,785 ft²
LIVING AREA

0.15 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$606K

\$584K low

\$628K high

Last Sale

\$298,000 · Dec 24, 2003

Est. Owner Equity

\$606,104

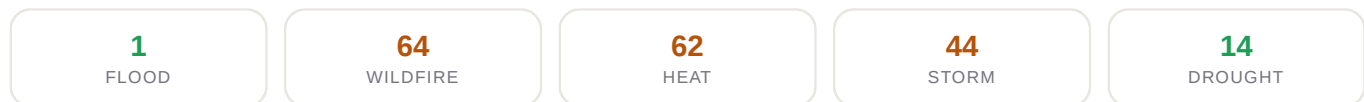
TAX & ASSESSMENT

Property Tax	\$4,417 (2025)
Assessed Value	\$431,606
Previous Assessed	\$423,144

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
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
Dec 24, 2003	Resale	Grant Deed	\$298,000	\$167	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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