

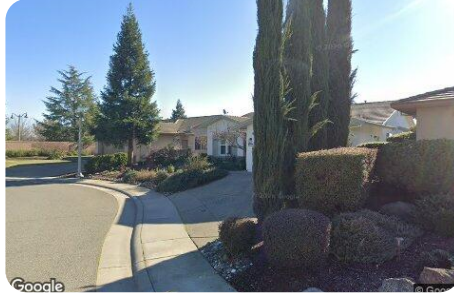
Single Family Residence

RESIDENTIAL

417 RUSTIC RANCH CT

LINCOLN, CA 95648

\$972,493 TopHap Estimate · \$369 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,636 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$972K

\$907K low

\$1M high

Last Sale

\$530,000 · Jan 12, 2004

Est. Owner Equity

\$972,493

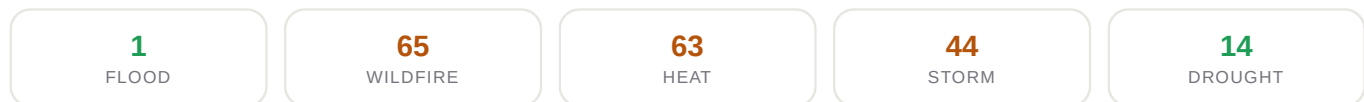
TAX & ASSESSMENT

Property Tax	\$7,724 (2025)
Assessed Value	\$755,904
Previous Assessed	\$741,083

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.24
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
Jan 12, 2004	Resale	Grant Deed	\$530,000	\$201	

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	3.2 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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