

Single Family Residence **RESIDENTIAL**

620 RUSTIC RANCH LN

LINCOLN, CA 95648

\$611,376 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,836 ft²
LIVING AREA

0.16 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$611K

\$581K low

\$642K high

Last Sale

\$275,500 · Jan 31, 2011

Est. Owner Equity

\$496,876

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$3,687 (2025)
Assessed Value	\$360,010
Previous Assessed	\$352,952

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

63
WILDFIRE

62
HEAT

44
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 27, 2011	Resale	Grant Deed	\$275,500	\$150	\$135K
Jul 7, 2010	Foreclosure sale	Trustees Deed	\$323,320	\$176	
Dec 28, 2005	Financing	Intrafamily Transfer			\$388K
Apr 22, 2004	Quitclaim	Quit Claim Transfer			\$270K
Nov 12, 2003	Resale	Grant Deed	\$289,500	\$158	\$260K

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	2.9 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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