

Single Family Residence **RESIDENTIAL**

645 RUSTIC RANCH LN

LINCOLN, CA 95648

\$845,974 TopHap Estimate · \$339 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,495 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$846K

\$796K low

\$896K high

Last Sale

\$484,000 · Mar 25, 2011

Est. Owner Equity

\$555,974

Loan-to-Value

36%

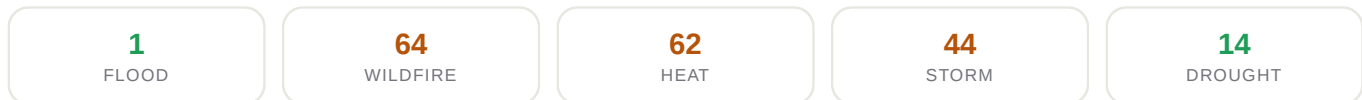
TAX & ASSESSMENT

Property Tax	\$6,465 (2025)
Assessed Value	\$632,479
Previous Assessed	\$620,079

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
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
Aug 6, 2011	Quitclaim	Quit Claim Transfer			
Sep 10, 2010	Recorded document	Grant Deed			
Mar 19, 2011	Resale	Grant Deed	\$484,000	\$194	\$290K
Sep 10, 2010	Recorded document	Grant Deed			
Sep 10, 2010	Recorded document	Affidavit Of Death			
Nov 18, 2003	Resale	Grant Deed	\$492,000	\$197	

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	3.0 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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