

Single Family Residence **RESIDENTIAL**

656 RUSTIC RANCH LN

LINCOLN, CA 95648

\$714,033 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,191 ft²
LIVING AREA

0.15 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$714K

\$692K low

\$736K high

Last Sale

\$406,000 · Nov 14, 2003

Est. Owner Equity

\$391,333

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,989 (2025)
Assessed Value	\$590,884
Previous Assessed	\$579,299

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
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
Apr 3, 2018	Recorded document	Affidavit Of Death			
Oct 20, 2004	Quitclaim	Quit Claim Transfer			
Nov 14, 2003	Resale	Grant Deed	\$406,000	\$185	\$323K

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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