

Single Family Residence **RESIDENTIAL**

# 596 RUSTIC RANCH LN

LINCOLN, CA 95648

**\$643,924** TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,785 ft²**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$644K**

\$614K low

\$674K high

Last Sale

**\$545,000 · Jun 22, 2020**

Est. Owner Equity

**\$153,424**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,288 (2025) |
| Assessed Value    | \$607,952      |
| Previous Assessed | \$596,032      |

## 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

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 62<br>HEAT | 44<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jun 18, 2020 | Resale            | Grant Deed          | \$545,000 | \$305              | \$491K |
| Jan 8, 2020  | Recorded document | Affidavit Of Death  |           |                    |        |
| Jan 8, 2020  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| May 15, 2007 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| May 15, 2007 | Recorded document | Affidavit Of Death  |           |                    |        |
| Nov 10, 2003 | Resale            | Grant Deed          | \$339,500 | \$190              |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>60,706</b><br>POPULATION | <b>\$107K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|