

Single Family Residence **RESIDENTIAL**

6180 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$825,000 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,640 ft²
LIVING AREA

0.4 ac
LOT SIZE

1979
YEAR BUILT

2
PARKING

VALUATION

\$825K

\$782K low

\$868K high

Last Sale

\$375,000 · Mar 28, 2003

Est. Owner Equity

\$37,500

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,258 (2025)
Assessed Value	\$584,710
Previous Assessed	\$573,246

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.40
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

79
FLOOD

72
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2008	Quitclaim	Quit Claim Transfer			
Nov 7, 2005	Quitclaim	Quit Claim Transfer			
Mar 28, 2003	Resale	Grant Deed	\$375,000	\$142	\$150K
May 2, 2002	Resale	Grant Deed	\$355,000	\$134	\$284K
Aug 29, 1995	Recorded document	Grant Deed			
Apr 29, 1992	Quitclaim	Quit Claim Transfer			\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.3 mi
Whitney High School	High	9–12	5.1 mi

District: Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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