

Single Family Residence

RESIDENTIAL

657 RUSTIC RANCH LN

LINCOLN, CA 95648

\$637,161 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,854 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$637K

\$604K low

\$670K high

Last Sale

\$375,000 · Jun 30, 2010

Est. Owner Equity

\$507,161

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$4,998 (2025)
Assessed Value	\$493,720
Previous Assessed	\$484,041

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

48
FLOOD

64
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2020	Quitclaim	Quit Claim Transfer			
Aug 22, 2020	Financing	Intrafamily Transfer			\$130K
Apr 7, 2015	Quitclaim	Quit Claim Transfer			
Jun 25, 2010	Resale	Grant Deed	\$375,000	\$202	\$125K
Nov 14, 2003	Resale	Grant Deed	\$430,500	\$232	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges High School	High	9–12	2.3 mi
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 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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