

Single Family Residence **RESIDENTIAL**

# 680 RUSTIC RANCH LN

LINCOLN, CA 95648

**\$547,935** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,549 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$548K**

\$524K low

\$572K high

Last Sale

**\$350,000 · Jun 18, 2013**

Est. Owner Equity

**\$547,935**

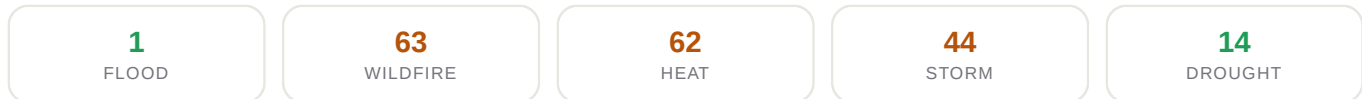
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,571 (2025) |
| Assessed Value    | \$439,609      |
| Previous Assessed | \$430,990      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|--------|------------|-----------|--------|------|
| Jun 17, 2013 | Resale | Grant Deed | \$350,000 | \$226  |      |
| Nov 14, 2003 | Resale | Grant Deed | \$250,000 | \$161  |      |

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

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

#### OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|