

Single Family Residence **RESIDENTIAL**

# 400 RUSTIC RANCH CT

LINCOLN, CA 95648

**\$690,477** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,967 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$690K**

\$655K low

\$726K high

Last Sale

**\$401,500 · Dec 29, 2003**

Est. Owner Equity

**\$690,477**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,960 (2025) |
| Assessed Value    | \$580,959      |
| Previous Assessed | \$569,569      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**47**  
FLOOD

**65**  
WILDFIRE

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Jul 17, 2019 | Quitclaim | Quit Claim Transfer |           |        |      |
| Dec 29, 2003 | Resale    | Grant Deed          | \$401,500 | \$204  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Twelve Bridges High School       | High       | 9–12   | 2.4 mi   |
| Twelve Bridges Elementary School | Elementary | KG–5   | 2.5 mi   |
| Twelve Bridges Middle School     | Middle     | 6–8    | 2.7 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>Absentee owner</b> |
|-----------|-----------------------|