

Single Family Residence

RESIDENTIAL

404 RUSTIC RANCH CT

LINCOLN, CA 95648

\$688,315 TopHap Estimate · \$350 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,967 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$653K low

\$723K high

Last Sale

\$540,000 · Aug 16, 2019

Est. Owner Equity

\$153,315

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,231 (2025)
Assessed Value	\$602,376
Previous Assessed	\$590,565

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

65
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2020	Quitclaim	Quit Claim Transfer			
Aug 12, 2019	Recorded document	Affidavit Of Death			
Aug 9, 2019	Resale	Grant Deed	\$540,000	\$275	
Jan 2, 2004	Resale	Grant Deed	\$348,000	\$177	

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

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	Absentee owner
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