

Single Family Residence

RESIDENTIAL

561 RUSTIC RANCH LN

LINCOLN, CA 95648

\$864,961 TopHap Estimate · \$362 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,390 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$865K

\$805K low

\$925K high

Last Sale

\$865,000 · Feb 27, 2026

Est. Owner Equity

\$314,961

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,688 (2025)
Assessed Value	\$629,905
Previous Assessed	\$617,555

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

64
WILDFIRE

62
HEAT

44
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2026	Resale	Grant Deed	\$865,000	\$362	\$550K
Jan 12, 2023	Financing	Intrafamily Transfer			
Jan 12, 2023	Resale	Grant Deed	\$739,000	\$309	\$449K
May 7, 2009	Financing	Intrafamily Transfer			\$368K
May 7, 2009	Quitclaim	Quit Claim Transfer			
Oct 12, 2006	Quitclaim	Quit Claim Transfer			
Oct 12, 2006	Financing	Intrafamily Transfer			\$365K
Mar 6, 2006	Quitclaim	Quit Claim Transfer			
Dec 23, 2003	Resale	Grant Deed	\$464,500	\$194	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.5 mi
Twelve Bridges High School	High	9–12	2.9 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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