

Single Family Residence

**RESIDENTIAL**

# 420 RUSTIC RANCH CT

LINCOLN, CA 95648

**\$562,939** TopHap Estimate · \$363 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

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

LIVING AREA

**0.14 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$563K**

**\$532K low**

**\$594K high**

Last Sale

**\$390,000 · Dec 1, 2014**

Est. Owner Equity

**\$362,939**

Loan-to-Value

**35%**

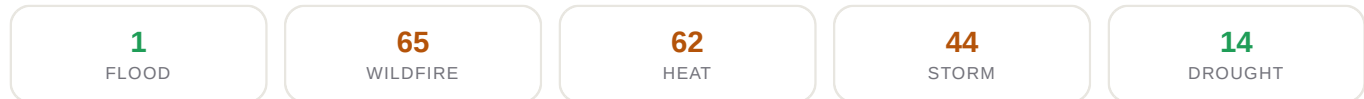
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,839 (2025) |
| Assessed Value    | \$478,085      |
| Previous Assessed | \$468,712      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 21, 2014 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 21, 2014 | Resale    | Grant Deed          | \$390,000 | \$252  | \$200K |
| Jan 8, 2004  | Resale    | Grant Deed          | \$321,000 | \$207  |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Twelve Bridges Elementary School | Elementary | KG–5   | 2.5 mi   |
| Twelve Bridges Middle School     | Middle     | 6–8    | 2.7 mi   |
| Twelve Bridges High School       | High       | 9–12   | 3.2 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 | Owner occupied |
|-----------|----------------|