

Single Family Residence **RESIDENTIAL**

# 421 RUSTIC RANCH CT

LINCOLN, CA 95648

**\$676,630** TopHap Estimate · \$344 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

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

**0.16 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$677K**

\$637K low

\$716K high

Last Sale

**\$480,000 · Aug 23, 2019**

Est. Owner Equity

**\$676,630**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,473 (2025) |
| Assessed Value    | \$535,165      |
| Previous Assessed | \$524,672      |

## 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

**66**  
WILDFIRE

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------------|-----------|--------------------|-------|
| Aug 28, 2019 | Quitclaim         | Quit Claim Transfer |           |                    |       |
| Aug 23, 2019 | Resale            | Grant Deed          | \$480,000 | \$244              |       |
| Aug 19, 2019 | Recorded document | Affidavit Of Death  |           |                    |       |
| Nov 26, 2003 | Resale            | Grant Deed          | \$408,000 | \$207              | \$55K |

## 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<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 |
|-----------|----------------|