

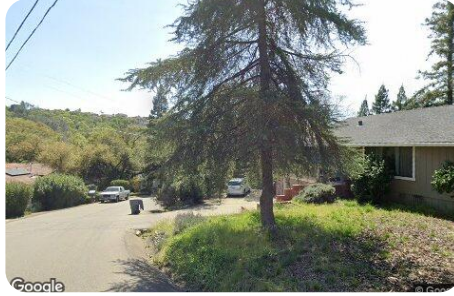
Single Family Residence

RESIDENTIAL

6260 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$661,103 TopHap Estimate · \$311 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,128 ft²

LIVING AREA

0.42 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$661K

\$640K low

\$682K high

Last Sale

\$635,000 · Nov 3, 2023

Est. Owner Equity

\$153,103

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,143 (2025)
Assessed Value	\$660,654
Previous Assessed	\$647,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.42
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

97
FLOOD

72
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 2, 2023	Financing	Intrafamily Transfer			
Oct 24, 2023	Resale	Grant Deed	\$635,000	\$298	\$508K
Oct 1, 2019	Quitclaim	Quit Claim Transfer			\$402K
Jul 3, 2002	Resale	Grant Deed	\$323,000	\$152	\$257K
Apr 2, 1991	Resale	Grant Deed	\$204,000	\$96	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.4 mi
Whitney High School	High	9–12	5.2 mi

District: Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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