

Single Family Residence

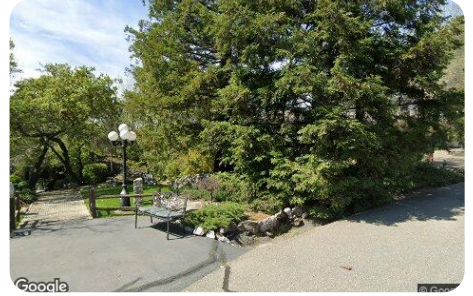
RESIDENTIAL

6250 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$982,783

TopHap Estimate · \$263 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,743 ft²

LIVING AREA

0.43 ac

LOT SIZE

1988

YEAR BUILT

9

ROOMS

2

PARKING

VALUATION

\$983K

\$922K low

\$1M high

Last Sale

\$660,000 · Sep 24, 2019

Est. Owner Equity

\$586,783

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$968 (2025)
Assessed Value	\$88,500
Previous Assessed	\$86,766

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	61 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2019	Resale	Grant Deed	\$660,000	\$176	\$396K
Jul 25, 2019	Recorded document	Affidavit Of Death			
Nov 17, 2003	Quitclaim	Quit Claim Transfer			
Nov 20, 2001	Resale	Grant Deed	\$580,000	\$155	\$430K
Sep 18, 2001	Quitclaim	Quit Claim Transfer			
Jul 31, 1997	Resale	Trustees Deed	\$290,000	\$77	\$276K
Jul 31, 1997	Quitclaim	Quit Claim Transfer			
Feb 14, 1990	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.3 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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