

Single Family Residence **RESIDENTIAL**

6500 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,054,784 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

3

BATHS

3,278 ft²

LIVING AREA

0.34 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$988K low

\$1.1M high

Est. Owner Equity

\$340,169

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$8,545 (2025)
Assessed Value	\$803,435
Previous Assessed	\$787,682

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

72
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2020	Financing	Intrafamily Transfer			\$325K
Aug 19, 2020	Quitclaim	Quit Claim Transfer			
Apr 26, 2016	Financing	Intrafamily Transfer			\$351K
Apr 26, 2016	Quitclaim	Quit Claim Transfer			
Oct 3, 2012	Quitclaim	Quit Claim Transfer			
Nov 6, 2001	Resale	Grant Deed	\$509,000	\$155	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney High School	High	9–12	5.6 mi

District: Rocklin Unified School District



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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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