

Single Family Residence

RESIDENTIAL

6501 WINTER RUSH DR

ROCKLIN, CA 95677

\$887,585 TopHap Estimate · \$350 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,538 ft²

LIVING AREA

0.32 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$888K

\$797K low

\$979K high

Last Sale

\$426,000 · Oct 16, 2001

Est. Owner Equity

\$552,585

Loan-to-Value

38%

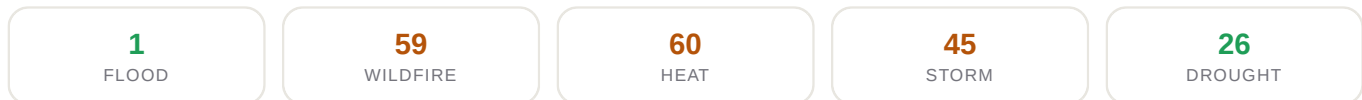
TAX & ASSESSMENT

Property Tax	\$6,837 (2025)
Assessed Value	\$641,313
Previous Assessed	\$628,739

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2001	Resale	Grant Deed	\$426,000	\$168	

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

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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