

Single Family Residence **RESIDENTIAL**

6502 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,475,686 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,421 ft²

LIVING AREA

0.31 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$491,500 · Sep 11, 2001

Est. Owner Equity

\$1,205,686

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$7,891 (2025)
Assessed Value	\$740,155
Previous Assessed	\$725,643

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

58
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2025	Financing	Intrafamily Transfer			
Oct 3, 2011	Quitclaim	Quit Claim Transfer			
Sep 15, 2011	Financing	Intrafamily Transfer			\$270K
Apr 21, 2010	Quitclaim	Quit Claim Transfer			
Dec 20, 2009	Financing	Intrafamily Transfer			\$270K
Jul 3, 2003	Quitclaim	Quit Claim Transfer			\$160K
Sep 11, 2001	Non-arms-length	Grant Deed	\$491,500	\$111	\$160K

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------