

Single Family Residence **RESIDENTIAL**

6503 WINTER RUSH DR

ROCKLIN, CA 95677

\$917,601 TopHap Estimate · \$362 / ft² · confidence 95 · 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

\$918K

\$874K low

\$961K high

Last Sale

\$1,095,000 · Nov 24, 2021

Est. Owner Equity

\$422,601

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,776 (2025)
Assessed Value	\$823,208
Previous Assessed	\$807,068

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	In-Ground Pool

CLIMATE RISK

1 FLOOD	59 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
Jan 19, 2022	Financing	Intrafamily Transfer			
Nov 16, 2021	Resale	Grant Deed	\$1,095,000	\$431	\$495K
Apr 27, 2021	Financing	Intrafamily Transfer			
Jun 5, 2020	Quitclaim	Quit Claim Transfer			
Jul 12, 2012	Resale	Grant Deed	\$411,500	\$162	
Nov 15, 2002	Quitclaim	Quit Claim Transfer			\$400K
Sep 14, 2001	Resale	Grant Deed	\$426,000	\$168	\$341K

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
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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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