

Single Family Residence **RESIDENTIAL**

6504 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,237,944 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,896 ft²

LIVING AREA

0.29 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$460,000 · Sep 13, 2001

Est. Owner Equity

\$764,344

Loan-to-Value

39%

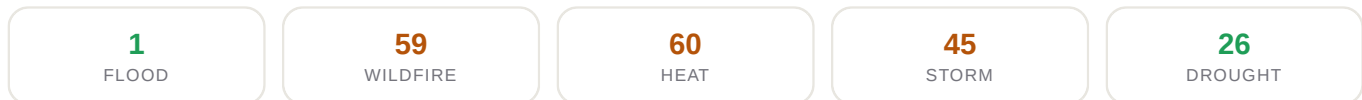
TAX & ASSESSMENT

Property Tax	\$7,454 (2025)
Assessed Value	\$699,218
Previous Assessed	\$685,509

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.29
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
Jan 11, 2013	Quitclaim	Quit Claim Transfer			
Apr 8, 2010	Recorded document	Grant Deed			
Jul 13, 2009	Financing	Intrafamily Transfer			\$417K
Mar 30, 2009	Quitclaim	Quit Claim Transfer			
Feb 20, 2009	Financing	Intrafamily Transfer			\$417K
Apr 30, 2003	Quitclaim	Quit Claim Transfer			\$248K
Sep 13, 2001	Resale	Grant Deed	\$460,000	\$118	\$250K

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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