

Single Family Residence **RESIDENTIAL**

6510 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,289,898 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,896 ft²
LIVING AREA

0.3 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,300,000 · May 6, 2025

Est. Owner Equity

\$314,898

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$8,217 (2025)
Assessed Value	\$1,326,000
Previous Assessed	\$748,676

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	In-Ground Pool

CLIMATE RISK

1 FLOOD	60 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2025	Resale	Grant Deed	\$1,300,000	\$334	\$975K
Apr 8, 2021	Financing	Intrafamily Transfer			
Apr 8, 2021	Financing	Intrafamily Transfer			\$395K
Aug 11, 2014	Quitclaim	Quit Claim Transfer			
Aug 11, 2014	Financing	Intrafamily Transfer			\$417K
Jun 6, 2014	Quitclaim	Quit Claim Transfer			
Sep 17, 2001	Resale	Grant Deed	\$487,000	\$125	\$438K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.8 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	Owner occupied
-----------	----------------