

Single Family Residence

RESIDENTIAL

6512 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,007,484 TopHap Estimate · \$330 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,055 ft²

LIVING AREA

0.35 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$937K low

\$1.1M high

Last Sale

\$468,000 · Sep 28, 2001

Est. Owner Equity

\$354,534

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$13,279 (2025)
Assessed Value	\$743,195
Previous Assessed	\$728,623

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

63
FLOOD

63
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2012	Quitclaim	Quit Claim Transfer			
Aug 16, 2012	Financing	Intrafamily Transfer			\$303K
Sep 2, 2010	Quitclaim	Quit Claim Transfer			
Sep 28, 2001	Resale	Grant Deed	\$468,000	\$153	\$275K

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	5.7 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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