

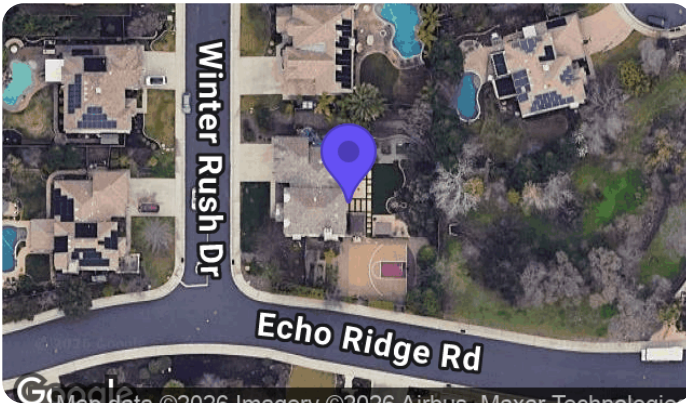
Single Family Residence

RESIDENTIAL

6513 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,242,922 TopHap Estimate · \$407 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,055 ft²

LIVING AREA

0.43 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,253,000 · Apr 3, 2025

Est. Owner Equity

\$52,572

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$8,027 (2025)
Assessed Value	\$1,362,060
Previous Assessed	\$738,168

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.43
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

62
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

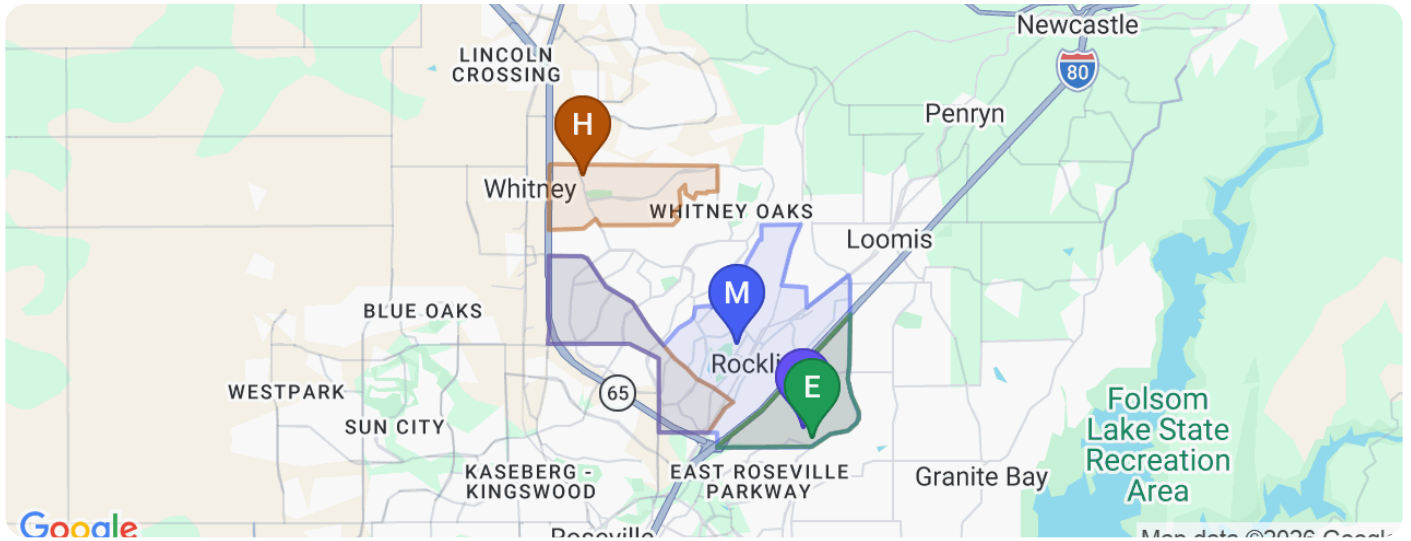
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2025	Resale	Grant Deed	\$1,253,000	\$410	\$1.2M
Apr 16, 2024	Financing	Intrafamily Transfer			
Oct 12, 2001	Resale	Grant Deed	\$492,000	\$161	\$393K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.2 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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