

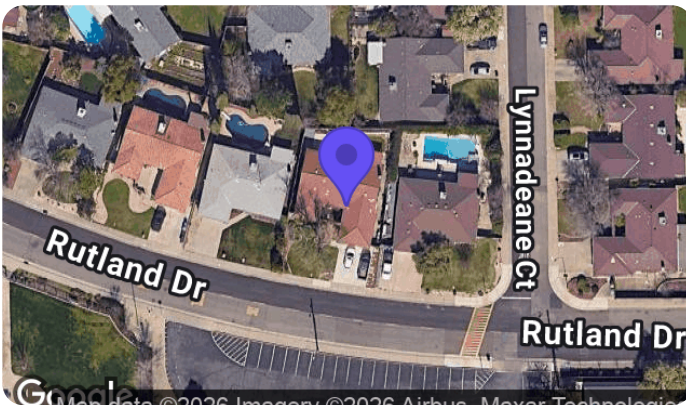
Single Family Residence

RESIDENTIAL

6325 RUTLAND DR

CARMICHAEL, CA 95608

\$474,967 TopHap Estimate · \$258 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,839 ft²

LIVING AREA

0.16 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$475K

\$421K low

\$529K high

Last Sale

\$473,000 · Apr 18, 2025

Est. Owner Equity

\$10,535

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,849 (2025)
Assessed Value	\$566,100
Previous Assessed	\$317,597

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

36
FLOOD

38
WILDFIRE

54
HEAT

46
STORM

26
DROUGHT

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

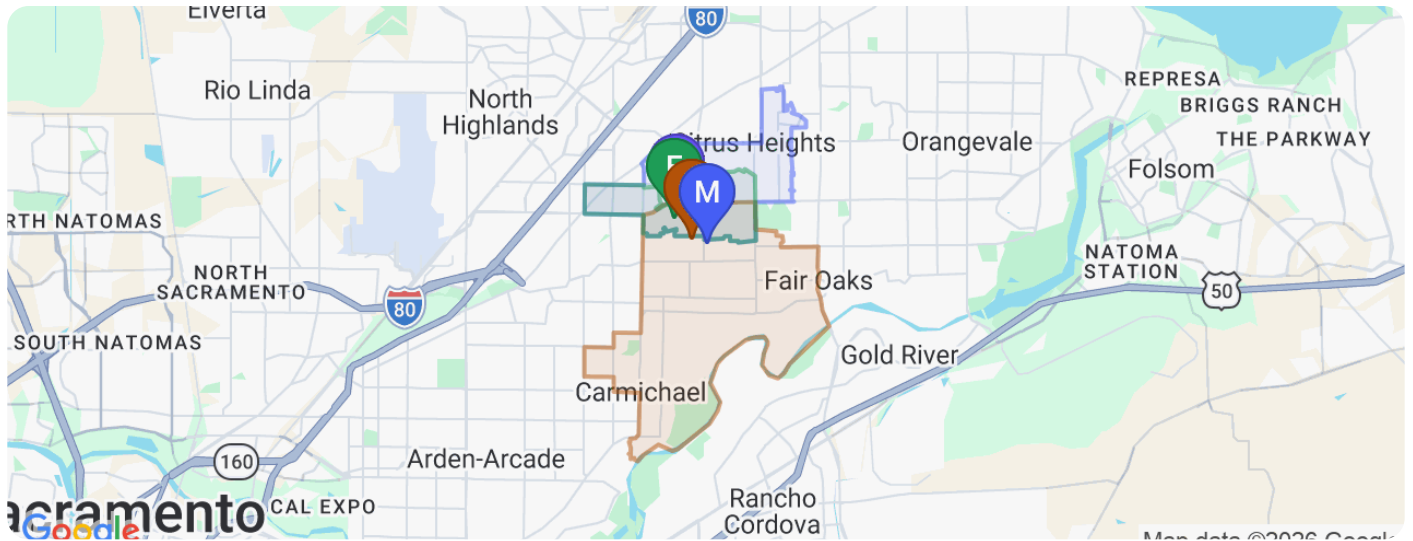
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Apr 11, 2025	Resale	Grant Deed	\$473,000	\$257	\$464K
Aug 11, 2003	Quitclaim	Quit Claim Transfer			\$190K
Nov 1, 2001	Resale	Grant Deed	\$215,000	\$117	\$160K
Aug 25, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Peck Elementary School	Elementary	KG–5	0.1 mi
Del Campo High School	High	9–12	0.5 mi
Will Rogers Middle School	Middle	6–8	0.7 mi

District: San Juan 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 95608

119 CRIME INDEX	86 AIR POLLUTION	66,315 POPULATION	\$89K 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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