

Single Family Residence **RESIDENTIAL**

# 6305 RUSTIC HILLS DR

ROCKLIN, CA 95677

**\$661,667** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,752 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$662K**

\$620K low

\$703K high

Last Sale

**\$175,000 · May 24, 1999**

Est. Owner Equity

**\$416,667**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,008 (2025) |
| Assessed Value    | \$279,811      |
| Previous Assessed | \$274,326      |

## PROPERTY FACTS

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

## CLIMATE RISK

**77**  
FLOOD

**65**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 20, 2023 | Financing         | Intrafamily Transfer |           |                    |        |
| Aug 19, 2003 | Recorded document | Grant Deed           |           |                    |        |
| Aug 7, 2003  | Recorded document | Grant Deed           |           |                    |        |
| May 24, 1999 | Resale            | Grant Deed           | \$175,000 | \$100              | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 0.8 mi   |
| Spring View Middle School | Middle     | 7–8    | 1.4 mi   |
| Whitney High School       | High       | 9–12   | 5.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|