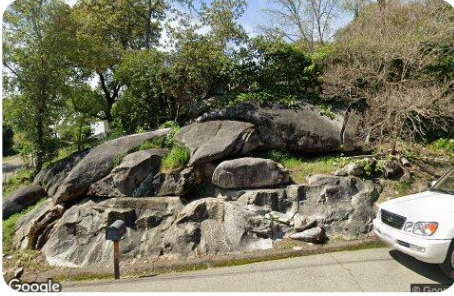


Single Family Residence **RESIDENTIAL**

6335 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$798,500 TopHap Estimate · \$299 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,673 ft²
LIVING AREA

0.5 ac
LOT SIZE

1965
YEAR BUILT

1
PARKING

VALUATION

\$799K

\$775K low

\$822K high

Last Sale

\$226,000 · Nov 18, 1999

Est. Owner Equity

\$228,500

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,086 (2025)
Assessed Value	\$458,820
Previous Assessed	\$449,825

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.50
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

67
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2021	Financing	Intrafamily Transfer			\$330K
Aug 3, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Oct 30, 2007	Quitclaim	Quit Claim Transfer			
Nov 18, 1999	Resale	Trustees Deed	\$226,000	\$85	\$121K
Nov 18, 1999	Quitclaim	Quit Claim Transfer			
Dec 5, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	1.3 mi

Whitney High School	High	9–12	5.1 mi
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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	Absentee owner
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