

Single Family Residence **RESIDENTIAL**

6015 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$660,000 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,306 ft²

LIVING AREA

0.34 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$660K

\$631K low

\$689K high

Est. Owner Equity

\$493,800

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,405 (2025)
Assessed Value	\$412,816
Previous Assessed	\$404,723

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

36
FLOOD

62
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2004	Quitclaim	Quit Claim Transfer			
Dec 14, 2004	Recorded document	Grant Deed			
Jul 21, 1995	Quitclaim	Quit Claim Transfer			\$176K
Apr 20, 1994	Quitclaim	Quit Claim Transfer			
Aug 13, 1993	Quitclaim	Quit Claim Transfer			
Mar 30, 1992	Quitclaim	Quit Claim Transfer			\$176K
May 4, 1990	Resale	Grant Deed	\$220,000	\$95	\$176K
Mar 21, 1990	Quitclaim	Quit Claim Transfer	\$179,000	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	1.2 mi
Whitney High School	High	9–12	5.0 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	Absentee owner
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