

Single Family Residence **RESIDENTIAL**

# 6010 RUSTIC HILLS DR

ROCKLIN, CA 95677

**\$610,906** TopHap Estimate · \$383 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,594 ft<sup>2</sup>**

LIVING AREA

**0.49 ac**

LOT SIZE

**1966**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$611K**

\$581K low

\$641K high

Last Sale

**\$130,000 · Oct 30, 1997**

Est. Owner Equity

**\$437,036**

Loan-to-Value

**28%**

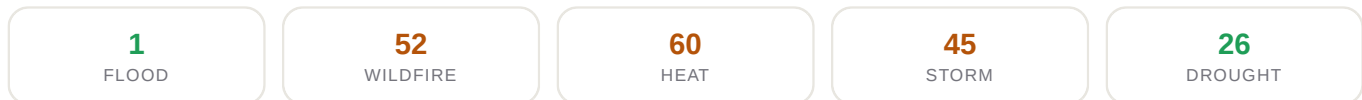
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,577 (2025) |
| Assessed Value    | \$239,412      |
| Previous Assessed | \$234,718      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.49                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 22, 2006 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 30, 1997 | Resale    | Grant Deed          | \$130,000 | \$82               | \$128K |
| May 9, 1997  | Resale    | Trustees Deed       | \$145,000 | \$91               |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|