

Single Family Residence **RESIDENTIAL**

# 6000 RUSTIC HILLS DR

ROCKLIN, CA 95677

**\$784,863** TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**2,900 ft²**

LIVING AREA

**0.47 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$785K**

\$750K low

\$820K high

Last Sale

**\$792,000 · Sep 12, 2024**

Est. Owner Equity

**\$636,463**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,918 (2025) |
| Assessed Value    | \$807,840      |
| Previous Assessed | \$792,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.47                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**32**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| May 15, 2026 | Financing       | Mortgage             |           |                    | \$148K |
| Aug 12, 2024 | Resale          | Grant Deed           | \$792,000 | \$273              | \$752K |
| May 24, 2021 | Financing       | Intrafamily Transfer |           |                    | \$560K |
| May 4, 2015  | Resale          | Grant Deed           | \$469,500 | \$162              | \$483K |
| Aug 31, 1995 | Resale          | Grant Deed           | \$146,500 | \$51               | \$152K |
| Nov 22, 1994 | Non-arms-length | Trustees Deed        | \$259,094 | \$89               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 0.9 mi   |
| Spring View Middle School | Middle     | 7–8    | 1.1 mi   |

|                            |      |      |        |
|----------------------------|------|------|--------|
| <b>Whitney High School</b> | 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> |
|-----------|-----------------------|