

Single Family Residence **RESIDENTIAL**

6395 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$554,644 TopHap Estimate · \$349 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,588 ft²

LIVING AREA

0.37 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$555K

\$505K low

\$604K high

Last Sale

\$325,000 · Dec 5, 2016

Est. Owner Equity

\$229,644

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,526 (2025)
Assessed Value	\$384,727
Previous Assessed	\$377,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.37
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

70
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2016	Resale	Grant Deed	\$325,000	\$205	
Nov 15, 2006	Resale	Grant Deed	\$320,000	\$202	\$256K
Nov 21, 2006	Recorded document	Grant Deed			
Nov 1, 2006	Foreclosure sale	Trustees Deed	\$276,425	\$174	
May 26, 2006	Financing	Trustees Deed			\$10K
Nov 10, 2004	Quitclaim	Quit Claim Transfer			\$265K
Sep 17, 1999	Resale	Trustees Deed	\$130,000	\$82	\$104K
Sep 17, 1999	Quitclaim	Quit Claim Transfer			
Jul 28, 1999	Non-arms-length	Trustees Deed	\$130,950	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	1.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------