

Single Family Residence **RESIDENTIAL**

824 RUSTIC RANCH LN

LINCOLN, CA 95648

\$579,838 TopHap Estimate · \$379 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,531 ft²
LIVING AREA

0.17 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$580K

\$562K low

\$598K high

Last Sale

\$395,000 · Feb 25, 2005

Est. Owner Equity

\$579,838

TAX & ASSESSMENT

Property Tax	\$5,815 (2025)
Assessed Value	\$561,588
Previous Assessed	\$550,577

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

65
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2025	Financing	Intrafamily Transfer			
Feb 25, 2005	Resale	Grant Deed	\$395,000	\$258	
Feb 19, 2004	Resale	Grant Deed	\$335,000	\$219	\$267K
Dec 29, 2003	Resale	Grant Deed	\$262,000	\$171	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges High School	High	9–12	2.4 mi
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.7 mi

District: Western Placer 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 95648

46 CRIME INDEX	84 AIR POLLUTION	60,706 POPULATION	\$107K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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