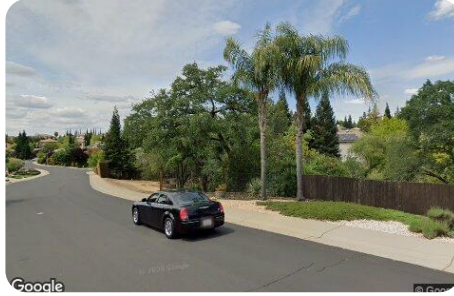


Single Family Residence **RESIDENTIAL**

4755 ECHO RIDGE RD

ROCKLIN, CA 95677

\$1,042,772 TopHap Estimate · \$344 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,030 ft²
LIVING AREA

1.16 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$1M low

\$1.1M high

Last Sale

\$780,000 · May 8, 2020

Est. Owner Equity

\$349,772

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,352 (2025)
Assessed Value	\$870,100
Previous Assessed	\$853,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	63 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2020	Resale	Grant Deed	\$780,000	\$257	\$510K
Dec 6, 2017	Resale	Grant Deed	\$700,500	\$231	
Dec 6, 2017	Resale	Grant Deed	\$700,500	\$231	
Mar 17, 2015	Financing	Intrafamily Transfer			\$469K
Mar 17, 2015	Quitclaim	Quit Claim Transfer			
Sep 24, 2014	Quitclaim	Quit Claim Transfer			
Oct 2, 2007	Quitclaim	Quit Claim Transfer			
Oct 2, 2007	Resale	Grant Deed	\$768,000	\$253	\$538K
Sep 12, 2004	Resale	Grant Deed	\$600,000	\$198	\$472K
Mar 27, 2002	Quitclaim	Quit Claim Transfer			\$296K
Oct 10, 2000	Resale	Grant Deed	\$395,500	\$131	\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.7 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	Owner occupied
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