

Single Family Residence **RESIDENTIAL**

4256 ECHO ROCK LN

ROSEVILLE, CA 95747

\$777,603 TopHap Estimate · \$340 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,287 ft²

LIVING AREA

0.19 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$778K

\$718K low

\$838K high

Last Sale

\$585,000 · Dec 8, 2017

Est. Owner Equity

\$339,603

Loan-to-Value

53%

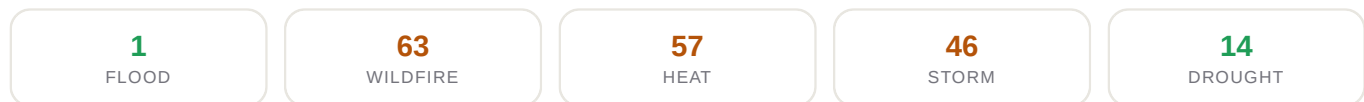
TAX & ASSESSMENT

Property Tax	\$5,762 (2025)
Assessed Value	\$560,833
Previous Assessed	\$549,838

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2018	Quitclaim	Quit Claim Transfer			
Mar 21, 2018	Financing	Intrafamily Transfer			\$439K
Dec 5, 2017	Resale	Grant Deed	\$585,000	\$256	
Oct 16, 2017	Financing	Trustees Deed			\$315K
Sep 12, 2013	Resale	Grant Deed	\$565,500	\$247	\$283K
Jul 30, 2013	Recorded document	Affidavit Of Death			
Mar 20, 2006	Quitclaim	Quit Claim Transfer			
Feb 22, 2006	Recorded document	Affidavit Of Death			
May 7, 1997	Resale	Grant Deed	\$346,500	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	0.5 mi
Woodcreek High School	High	9–12	1.0 mi
Silverado Middle School	Middle	6–8	1.5 mi

District: Dry Creek Joint Elementary 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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