

Single Family Residence **RESIDENTIAL**

# 4831 ECHO RIDGE RD

ROCKLIN, CA 95677

**\$1,258,286** TopHap Estimate · \$408 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,086 ft<sup>2</sup>**

LIVING AREA

**0.58 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.3M high

Last Sale

**\$1,226,000 · Apr 16, 2024**

Est. Owner Equity

**\$648,286**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$13,692 (2025) |
| Assessed Value    | \$1,275,530     |
| Previous Assessed | \$1,250,520     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.58                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**72**  
WILDFIRE

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-------------|--------------------|--------|
| Apr 9, 2024  | Resale            | Grant Deed           | \$1,226,000 | \$397              | \$610K |
| Dec 9, 2023  | Financing         | Intrafamily Transfer |             |                    |        |
| Nov 22, 2016 | Financing         | Intrafamily Transfer |             |                    | \$405K |
| Aug 13, 1998 | Recorded document | Trustees Deed        |             |                    |        |
| Aug 13, 1998 | Resale            | Trustees Deed        | \$305,000   | \$99               | \$225K |
| Dec 24, 1997 | Resale            | Grant Deed           | \$290,500   | \$94               | \$227K |
| May 29, 1996 | Financing         | Grant Deed           |             |                    | \$407K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School | Middle     | 7–8    | 2.0 mi   |

|                     |      |      |        |
|---------------------|------|------|--------|
| Whitney High School | High | 9–12 | 5.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>27,336</div> <div>POPULATION</div> | <div>\$104K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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