

Single Family Residence **RESIDENTIAL**

4770 ECHO RIDGE RD

ROCKLIN, CA 95677

\$801,992 TopHap Estimate · \$373 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,150 ft²

LIVING AREA

0.29 ac

LOT SIZE

2

PARKING

VALUATION

\$802K

\$759K low

\$845K high

Last Sale

\$535,000 · Nov 5, 2004

Est. Owner Equity

\$351,992

Loan-to-Value

56%

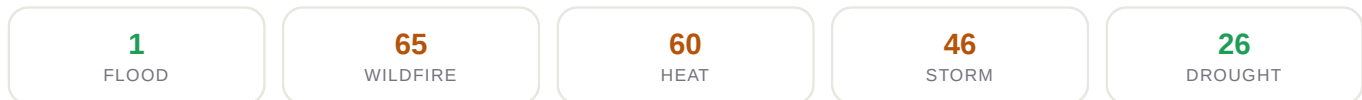
TAX & ASSESSMENT

Property Tax	\$8,109 (2025)
Assessed Value	\$760,642
Previous Assessed	\$745,728

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
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
May 1, 2023	Financing	Intrafamily Transfer			
May 1, 2023	Financing	Intrafamily Transfer			
Nov 2, 2004	Resale	Grant Deed	\$535,000	\$249	\$320K
Jan 14, 2000	Resale	Grant Deed	\$280,000	\$130	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.8 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
-----------	-----------------------