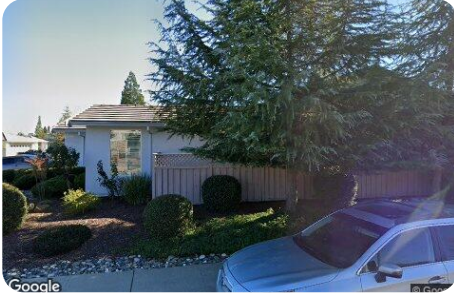


Single Family Residence **RESIDENTIAL**

1141 RIVER ROCK LN

LINCOLN, CA 95648

\$643,239 TopHap Estimate · \$362 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,775 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$643K

\$603K low

\$683K high

Last Sale

\$400,000 · Jan 20, 2015

Est. Owner Equity

\$643,239

TAX & ASSESSMENT

Property Tax	\$4,963 (2025)
Assessed Value	\$490,220
Previous Assessed	\$480,609

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	67 WILDFIRE	63 HEAT	44 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 12, 2015	Resale	Grant Deed	\$400,000	\$225	
Aug 18, 2006	Quitclaim	Quit Claim Transfer			
Apr 1, 2005	Resale	Grant Deed	\$438,500	\$247	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.4 mi
Twelve Bridges Middle School	Middle	6–8	2.7 mi
Twelve Bridges High School	High	9–12	3.3 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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