

Single Family Residence **RESIDENTIAL**

4840 ECHO RIDGE RD

ROCKLIN, CA 95677

\$1,150,377 TopHap Estimate · \$384 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,998 ft²

LIVING AREA

0.54 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,478,000 · Aug 2, 2021

Est. Owner Equity

\$944,377

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,720 (2025)
Assessed Value	\$527,698
Previous Assessed	\$517,352

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.55
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 ²	LOAN
Jul 7, 2021	Resale	Grant Deed	\$1,478,000	\$493	
Oct 15, 2020	Quitclaim	Quit Claim Transfer			
Aug 10, 2020	Resale	Grant Deed	\$905,000	\$302	\$724K
Sep 5, 2014	Quitclaim	Quit Claim Transfer			
Jan 7, 2014	Resale	Grant Deed	\$565,000	\$188	\$417K
Nov 26, 1997	Resale	Grant Deed	\$296,000	\$99	\$237K
Aug 19, 1997	Financing	Grant Deed			\$379K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi

Whitney High School	High	9–12	5.9 mi
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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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