

Single Family Residence

RESIDENTIAL

1144 RIVER ROCK LN

LINCOLN, CA 95648

\$548,240

TopHap Estimate · \$331 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,655 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$548K

\$502K low

\$594K high

Last Sale

\$550,000 · Mar 13, 2025

Est. Owner Equity

\$548,240

TAX & ASSESSMENT

Property Tax	\$3,745 (2025)
Assessed Value	\$561,000
Previous Assessed	\$351,089

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.15
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
Mar 11, 2025	Resale	Grant Deed	\$550,000	\$332	
May 13, 2010	Quitclaim	Quit Claim Transfer			
May 11, 2010	Resale	Grant Deed	\$272,000	\$164	
Apr 13, 2010	Recorded document	Affidavit Of Death			
Aug 17, 2007	Quitclaim	Quit Claim Transfer			
Jun 15, 2006	Resale	Grant Deed	\$435,000	\$263	
Apr 29, 2005	Resale	Grant Deed	\$388,500	\$235	\$311K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 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



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

OWNERSHIP

Occupancy	Absentee owner
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