

Single Family Residence

RESIDENTIAL

1153 RIVER ROCK LN

LINCOLN, CA 95648

\$470,507

TopHap Estimate · \$394 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,195 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$471K

\$445K low

\$496K high

Last Sale

\$372,500 · Sep 29, 2016

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$4,517 (2025)
Assessed Value	\$440,958
Previous Assessed	\$432,313

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

38
FLOOD

68
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2016	Quitclaim	Quit Claim Transfer			
Sep 26, 2016	Resale	Loan 1 (Only) Is A Reverse Mortgage	\$372,500	\$312	\$558K
Jun 2, 2011	Quitclaim	Quit Claim Transfer			
Feb 21, 2014	Recorded document	Affidavit Of Death			
Jun 3, 2011	Quitclaim	Quit Claim Transfer			
Feb 2, 2011	Recorded document	Affidavit Of Death			
Mar 15, 2008	Quitclaim	Quit Claim Transfer			
Apr 12, 2007	Resale	Grant Deed	\$330,000	\$276	
Oct 13, 2006	Quitclaim	Quit Claim Transfer			
Oct 13, 2006	Financing	Intrafamily Transfer			\$278K
Aug 1, 2006	Quitclaim	Quit Claim Transfer			
May 4, 2005	Resale	Grant Deed	\$330,000	\$276	\$264K

ASSIGNED SCHOOLS

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