

Single Family Residence

RESIDENTIAL

1156 RIVER ROCK LN

LINCOLN, CA 95648

\$457,351 TopHap Estimate · \$383 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,195 ft²

LIVING AREA

4,168 ft²

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$457K

\$448K low

\$467K high

Last Sale

\$233,000 · Jul 16, 2009

Est. Owner Equity

\$108,376

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,144 (2025)
Assessed Value	\$306,301
Previous Assessed	\$300,296

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.96
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

35
FLOOD

68
WILDFIRE

63
HEAT

44
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2009	Quitclaim	Quit Claim Transfer			
Jul 13, 2009	Resale	Grant Deed	\$233,000	\$195	\$349K
Apr 22, 2005	Resale	Grant Deed	\$314,500	\$263	\$251K

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

46 CRIME INDEX	84 AIR POLLUTION	60,706 POPULATION	\$107K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------