

Single Family Residence **RESIDENTIAL**

1165 RIVER ROCK LN

LINCOLN, CA 95648

\$514,158 TopHap Estimate · \$376 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,367 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$514K

\$438K low

\$591K high

Last Sale

\$515,000 · Sep 17, 2025

Est. Owner Equity

\$514,158

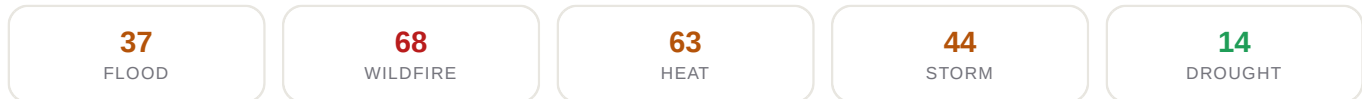
TAX & ASSESSMENT

Property Tax	\$4,392 (2025)
Assessed Value	\$515,000
Previous Assessed	\$420,242

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2025	Resale	Grant Deed	\$515,000	\$377	
Dec 15, 2015	Quitclaim	Quit Claim Transfer			
Aug 3, 2015	Resale	Grant Deed	\$355,000	\$260	
Apr 11, 2005	Resale	Grant Deed	\$390,000	\$285	\$312K

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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