

Single Family Residence **RESIDENTIAL**

1168 RIVER ROCK LN

LINCOLN, CA 95648

\$503,194 TopHap Estimate · \$423 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,190 ft²
LIVING AREA

0.1 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$503K

\$477K low

\$529K high

Last Sale

\$532,500 · Aug 11, 2022

Est. Owner Equity

\$257,194

Loan-to-Value

48%

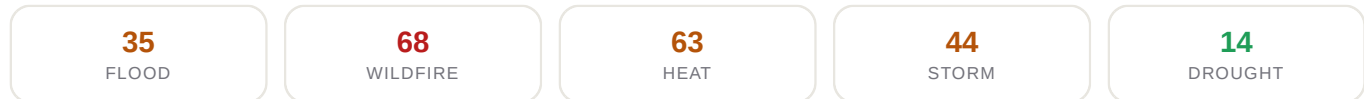
TAX & ASSESSMENT

Property Tax	\$5,305 (2025)
Assessed Value	\$469,000
Previous Assessed	\$501,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.10
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
Aug 5, 2022	Resale	Grant Deed	\$532,500	\$447	\$200K
Nov 17, 2005	Resale	Grant Deed	\$345,000	\$290	\$100K
Mar 23, 2005	Resale	Grant Deed	\$322,500	\$271	\$242K

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	Absentee owner
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