

Single Family Residence

RESIDENTIAL

1180 RIVER ROCK LN

LINCOLN, CA 95648

\$593,691 TopHap Estimate · \$331 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,793 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$594K

\$560K low

\$628K high

Last Sale

\$583,000 · Mar 22, 2024

Est. Owner Equity

\$453,691

Loan-to-Value

24%

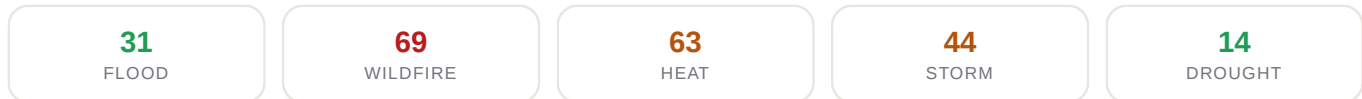
TAX & ASSESSMENT

Property Tax	\$6,279 (2025)
Assessed Value	\$606,553
Previous Assessed	\$594,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
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
Mar 19, 2024	Resale	Grant Deed	\$583,000	\$325	\$140K
Nov 13, 2018	Quitclaim	Quit Claim Transfer			
Apr 20, 2005	Resale	Grant Deed	\$403,000	\$225	

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	3.4 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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