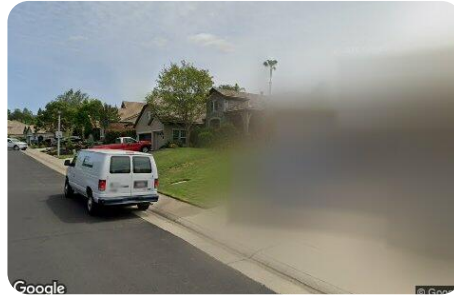


Single Family Residence **RESIDENTIAL**

4760 ECHO RIDGE RD

ROCKLIN, CA 95677

\$879,510 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,538 ft²

LIVING AREA

0.29 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$880K

\$834K low

\$925K high

Last Sale

\$589,000 · Mar 31, 2015

Est. Owner Equity

\$879,510

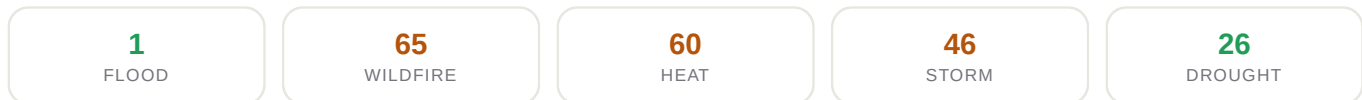
TAX & ASSESSMENT

Property Tax	\$7,698 (2025)
Assessed Value	\$722,037
Previous Assessed	\$707,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2015	Resale	Grant Deed	\$589,000	\$232	
Oct 24, 2014	Quitclaim	Quit Claim Transfer			
Oct 24, 2014	Financing	Intrafamily Transfer			\$473K
Nov 1, 2004	Quitclaim	Quit Claim Transfer			
Mar 24, 2004	Resale	Grant Deed	\$585,000	\$230	\$410K
Mar 29, 2002	Resale	Grant Deed	\$475,000	\$187	
Oct 18, 2001	Quitclaim	Quit Claim Transfer			\$343K
Feb 8, 2000	Resale	Grant Deed	\$305,000	\$120	\$274K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.8 mi

District: Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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