

Single Family Residence

RESIDENTIAL

4775 ECHO RIDGE RD

ROCKLIN, CA 95677

\$987,430 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,030 ft²

LIVING AREA

0.5 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$987K

\$949K low

\$1M high

Last Sale

\$799,000 · Oct 19, 2020

Est. Owner Equity

\$348,230

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$9,404 (2025)
Assessed Value	\$882,156
Previous Assessed	\$864,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.50
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2020	Resale	Grant Deed	\$799,000	\$264	\$639K
Feb 5, 2014	Resale	Grant Deed	\$502,000	\$166	\$402K
Mar 21, 2014	Quitclaim	Quit Claim Transfer			
May 10, 2013	Recorded document	Deed In Lieu Of Foreclosure			
Oct 30, 2008	Quitclaim	Quit Claim Transfer			
Oct 25, 2004	Resale	Grant Deed	\$635,000	\$210	\$508K
Jul 25, 2000	Resale	Grant Deed	\$342,000	\$113	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	1.9 mi

Whitney High School	High	9–12	5.7 mi
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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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