

Single Family Residence

RESIDENTIAL

4780 ECHO RIDGE RD

ROCKLIN, CA 95677

\$899,954 TopHap Estimate · \$355 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,538 ft²

LIVING AREA

0.29 ac

LOT SIZE

2

PARKING

VALUATION

\$900K

\$843K low

\$957K high

Last Sale

\$612,000 · Aug 19, 2004

Est. Owner Equity

\$0

Loan-to-Value

103%

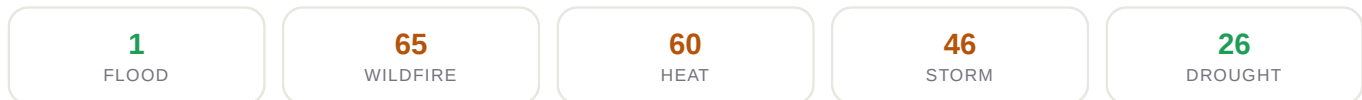
TAX & ASSESSMENT

Property Tax	\$8,743 (2025)
Assessed Value	\$844,000
Previous Assessed	\$804,000

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2021	Financing	Intrafamily Transfer			
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Aug 19, 2021	Financing	Intrafamily Transfer			\$258K
May 11, 2016	Quitclaim	Quit Claim Transfer			
May 11, 2016	Quitclaim	Quit Claim Transfer			\$342K
Mar 12, 2013	Quitclaim	Quit Claim Transfer			
Mar 12, 2013	Quitclaim	Quit Claim Transfer			\$294K
Aug 23, 2010	Quitclaim	Quit Claim Transfer			\$317K
Aug 23, 2010	Quitclaim	Quit Claim Transfer			
Mar 2, 2009	Quitclaim	Quit Claim Transfer			
Aug 19, 2004	Resale	Grant Deed	\$612,000	\$241	\$334K

Aug 19, 2004	Quitclaim	Quit Claim Transfer			
Dec 30, 1999	Resale	Grant Deed	\$305,000	\$120	\$244K

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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