

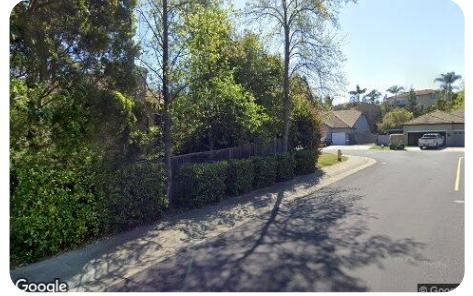
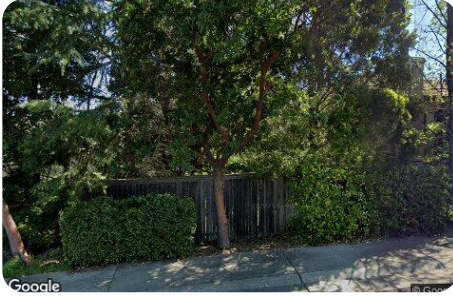
Single Family Residence

RESIDENTIAL

4801 ECHO RIDGE RD

ROCKLIN, CA 95677

\$985,845 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,030 ft²

LIVING AREA

0.52 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$986K

\$940K low

\$1M high

Last Sale

\$735,000 · Jun 14, 2019

Est. Owner Equity

\$462,345

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,896 (2025)
Assessed Value	\$836,299
Previous Assessed	\$819,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.52
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2019	Resale	Grant Deed	\$735,000	\$243	\$551K
Feb 27, 2012	Financing	Intrafamily Transfer			
Feb 27, 2012	Financing	Intrafamily Transfer			\$218K
Nov 7, 2008	Quitclaim	Quit Claim Transfer			
Jun 15, 2004	Resale	Grant Deed	\$625,000	\$206	\$500K
Aug 17, 2000	Resale	Grant Deed	\$409,000	\$135	\$215K

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	5.8 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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