

Single Family Residence

RESIDENTIAL

851 ROCKY RIDGE LN

LINCOLN, CA 95648

\$676,177 TopHap Estimate · \$361 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,873 ft²

LIVING AREA

0.24 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$676K

\$637K low

\$715K high

Last Sale

\$676,500 · Mar 13, 2026

Est. Owner Equity

\$278,677

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,915 (2025)
Assessed Value	\$485,578
Previous Assessed	\$476,058

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

77
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2026	Resale	Grant Deed	\$676,500	\$361	\$398K
Feb 27, 2002	Resale	Grant Deed	\$328,500	\$175	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	1.7 mi
Twelve Bridges High School	High	9–12	2.3 mi
Twelve Bridges Middle School	Middle	6–8	2.4 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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