

Single Family Residence

RESIDENTIAL

862 ROCKY RIDGE LN

LINCOLN, CA 95648

\$455,072 TopHap Estimate · \$402 / ft² · confidence 97 · as of Jul 14, 2026



1

BEDS

2

BATHS

1,133 ft²

LIVING AREA

0.12 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$455K

\$441K low

\$469K high

Last Sale

\$198,000 · Jan 11, 2002

Est. Owner Equity

\$373,072

Loan-to-Value

17%

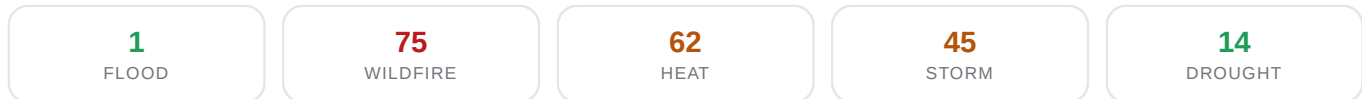
TAX & ASSESSMENT

Property Tax	\$3,049 (2025)
Assessed Value	\$302,613
Previous Assessed	\$296,681

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2015	Quitclaim	Quit Claim Transfer			
Jan 11, 2002	Resale	Grant Deed	\$198,000	\$175	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	1.7 mi
Twelve Bridges Middle School	Middle	6–8	2.4 mi
Twelve Bridges High School	High	9–12	3.8 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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