

Single Family Residence **RESIDENTIAL**

882 ROCKY RIDGE LN

LINCOLN, CA 95648

\$667,223 TopHap Estimate · \$356 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,873 ft²
LIVING AREA

0.16 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$667K

\$648K low

\$686K high

Last Sale

\$303,000 · Apr 12, 2002

Est. Owner Equity

\$502,223

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,594 (2025)
Assessed Value	\$454,071
Previous Assessed	\$445,168

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

74
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2012	Quitclaim	Quit Claim Transfer			
Apr 12, 2002	Resale	Grant Deed	\$303,000	\$162	\$40K

ASSIGNED SCHOOLS

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