

Single Family Residence

RESIDENTIAL

861 ROCKY RIDGE LN

LINCOLN, CA 95648

\$585,896 TopHap Estimate · \$360 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,626 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$586K

\$555K low

\$617K high

Last Sale

\$322,000 · Jun 8, 2010

Est. Owner Equity

\$385,896

Loan-to-Value

34%

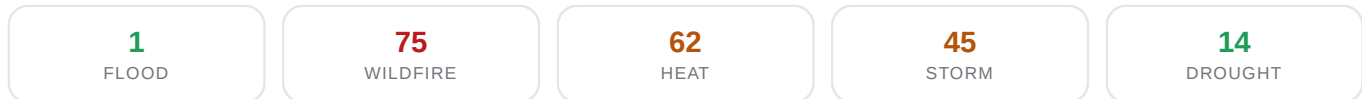
TAX & ASSESSMENT

Property Tax	\$4,327 (2025)
Assessed Value	\$427,921
Previous Assessed	\$419,531

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
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
Dec 17, 2018	Quitclaim	Quit Claim Transfer			
Jun 8, 2010	Quitclaim	Quit Claim Transfer			
Jun 4, 2010	Resale	Grant Deed	\$322,000	\$198	\$202K
Dec 17, 2001	Resale	Grant Deed	\$257,500	\$158	

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	3.9 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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