

Single Family Residence

RESIDENTIAL

871 ROCKY RIDGE LN

LINCOLN, CA 95648

\$550,291 TopHap Estimate · \$363 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,515 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$550K

\$536K low

\$564K high

Last Sale

\$236,500 · Dec 21, 2001

Est. Owner Equity

\$298,099

Loan-to-Value

45%

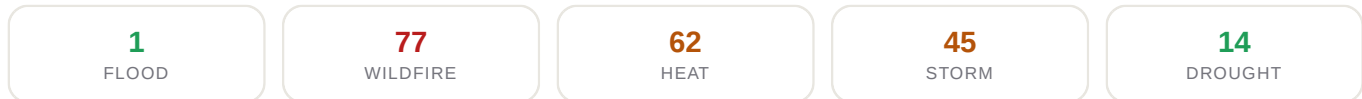
TAX & ASSESSMENT

Property Tax	\$3,505 (2025)
Assessed Value	\$347,361
Previous Assessed	\$340,551

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
May 6, 2016	Quitclaim	Quit Claim Transfer			
Dec 21, 2001	Resale	Grant Deed	\$236,500	\$156	\$120K

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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