

Single Family Residence

RESIDENTIAL

891 ROCKY RIDGE LN

LINCOLN, CA 95648

\$695,103 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,176 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$695K

\$657K low

\$733K high

Last Sale

\$678,000 · May 3, 2024

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$6,698 (2025)
Assessed Value	\$660,373
Previous Assessed	\$647,425

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
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
Sep 25, 2025	Financing	Intrafamily Transfer			
Apr 26, 2024	Resale	Grant Deed	\$678,000	\$312	\$377K
Aug 23, 2019	Quitclaim	Quit Claim Transfer			
Oct 17, 2016	Recorded document	Affidavit Of Death			
Feb 17, 2011	Resale	Grant Deed	\$425,000	\$195	
Dec 8, 2010	Quitclaim	Quit Claim Transfer			
Dec 21, 2001	Quitclaim	Quit Claim Transfer			
Dec 19, 2001	Resale	Grant Deed	\$352,500	\$162	\$109K

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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