

Single Family Residence

RESIDENTIAL

892 ROCKY RIDGE LN

LINCOLN, CA 95648

\$736,776 TopHap Estimate · \$364 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,025 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$737K

\$710K low

\$764K high

Last Sale

\$356,000 · Mar 31, 2011

Est. Owner Equity

\$736,776

TAX & ASSESSMENT

Property Tax	\$7,834 (2025)
Assessed Value	\$764,694
Previous Assessed	\$749,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	74 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2017	Quitclaim	Quit Claim Transfer			
Mar 18, 2011	Resale	Grant Deed	\$356,000	\$176	
Jul 28, 2010	Recorded document	Affidavit Of Death			
Jan 24, 2008	Quitclaim	Quit Claim Transfer			
May 21, 2003	Quitclaim	Quit Claim Transfer			
Dec 14, 2001	Resale	Grant Deed	\$350,000	\$173	\$160K

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	Absentee owner
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