

Single Family Residence

RESIDENTIAL

275 R ST

LINCOLN, CA 95648

\$381,118

TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,126 ft²

LIVING AREA

3,798 ft²

LOT SIZE

1986

YEAR BUILT

1

PARKING

VALUATION

\$381K

\$351K low

\$411K high

Last Sale

\$384,500 · Nov 25, 2025

Est. Owner Equity

\$381,118

TAX & ASSESSMENT

Property Tax	\$4,444 (2025)
Assessed Value	\$384,500
Previous Assessed	\$423,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.87
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

64
WILDFIRE

62
HEAT

44
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2025	Resale	Grant Deed	\$384,500	\$341	
Oct 27, 2025	Non-arms-length	Grant Deed	\$370,000	\$329	\$170K
Oct 15, 2023	Resale	Grant Deed	\$415,000	\$369	
Jan 6, 2023	Financing	Intrafamily Transfer			
Apr 22, 2020	Quitclaim	Quit Claim Transfer			\$209K
Dec 4, 2013	Resale	Grant Deed	\$175,000	\$155	\$179K
Aug 6, 2007	Quitclaim	Quit Claim Transfer			
Aug 6, 2007	Quitclaim	Quit Claim Transfer			\$167K
Jan 12, 2005	Quitclaim	Quit Claim Transfer			
Dec 15, 2003	Quitclaim	Quit Claim Transfer			
May 11, 2001	Resale	Grant Deed	\$132,000	\$117	\$130K

Dec 20, 1995	Recorded document	Trustees Deed			
Dec 20, 1995	Resale	Trustees Deed	\$90,000	\$80	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
First Street Elementary School	Elementary	KG–5	0.3 mi
Glen Edwards Middle School	Middle	6–8	0.4 mi
Lincoln High School	High	9–12	0.7 mi

District: Western Placer Unified School District



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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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