

Single Family Residence

RESIDENTIAL

325 R ST

LINCOLN, CA 95648

\$323,774 TopHap Estimate · \$311 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,041 ft²

LIVING AREA

4,276 ft²

LOT SIZE

1986

YEAR BUILT

2

PARKING

VALUATION

\$324K

\$295K low

\$353K high

Last Sale

\$90,000 · Mar 5, 1999

Est. Owner Equity

\$82,484

Loan-to-Value

71%

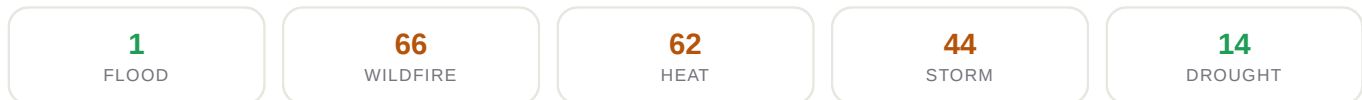
TAX & ASSESSMENT

Property Tax	\$1,721 (2025)
Assessed Value	\$164,794
Previous Assessed	\$161,563

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.98
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 1999	Resale	Grant Deed	\$90,000	\$86	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
First Street Elementary School	Elementary	KG–5	0.4 mi
Glen Edwards Middle School	Middle	6–8	0.5 mi
Lincoln High School	High	9–12	0.7 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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