

Single Family Residence **RESIDENTIAL**

4765 ECHO RIDGE RD

ROCKLIN, CA 95677

\$948,442 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,030 ft²
LIVING AREA

0.6 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$948K

\$861K low

\$1M high

Last Sale

\$620,000 · Mar 3, 2015

Est. Owner Equity

\$518,442

Loan-to-Value

41%

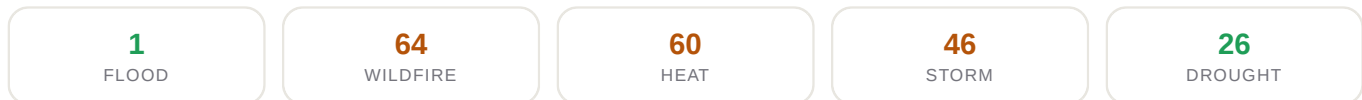
TAX & ASSESSMENT

Property Tax	\$8,103 (2025)
Assessed Value	\$760,036
Previous Assessed	\$745,134

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.60
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2019	Quitclaim	Quit Claim Transfer			
Nov 24, 2018	Quitclaim	Quit Claim Transfer			
Feb 20, 2015	Resale	Grant Deed	\$620,000	\$205	\$430K
Dec 31, 2009	Resale	Grant Deed	\$455,000	\$150	\$364K
Jul 24, 2007	Quitclaim	Quit Claim Transfer			\$624K
Aug 30, 2000	Resale	Grant Deed	\$370,500	\$122	\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.7 mi

District: Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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