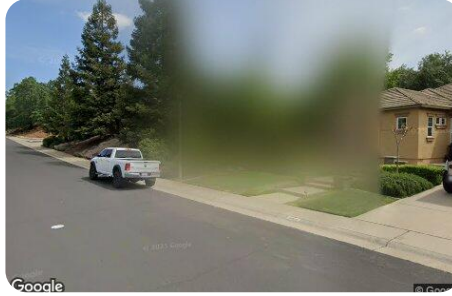


Single Family Residence **RESIDENTIAL**

4804 ECHO RIDGE RD

ROCKLIN, CA 95677

\$902,213 TopHap Estimate · \$368 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,454 ft²

LIVING AREA

0.63 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$902K

\$828K low

\$977K high

Last Sale

\$334,000 · May 26, 2000

Est. Owner Equity

\$613,138

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$5,837 (2025)
Assessed Value	\$547,456
Previous Assessed	\$536,723

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.63
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

62
FLOOD

74
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2017	Quitclaim	Quit Claim Transfer			
May 26, 2000	Resale	Grant Deed	\$334,000	\$136	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.8 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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