

Single Family Residence **RESIDENTIAL**

852 ROCKY RIDGE LN

LINCOLN, CA 95648

\$652,636 TopHap Estimate · \$364 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,791 ft²
LIVING AREA

0.19 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$653K

\$629K low

\$676K high

Last Sale

\$537,500 · Aug 20, 2020

Est. Owner Equity

\$402,636

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,015 (2025)
Assessed Value	\$593,441
Previous Assessed	\$581,806

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

77
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2020	Resale	Grant Deed	\$537,500	\$300	
May 4, 2018	Quitclaim	Quit Claim Transfer			
Jul 12, 2017	Recorded document	Grant Deed			
Apr 8, 2008	Quitclaim	Quit Claim Transfer			
Mar 17, 2008	Recorded document	Affidavit Of Death			
Apr 3, 2006	Quitclaim	Quit Claim Transfer			
Apr 3, 2006	Resale	Grant Deed	\$480,000	\$268	
Feb 28, 2002	Resale	Grant Deed	\$290,500	\$162	\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	1.7 mi
Twelve Bridges High School	High	9–12	2.2 mi
Twelve Bridges Middle School	Middle	6–8	2.4 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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