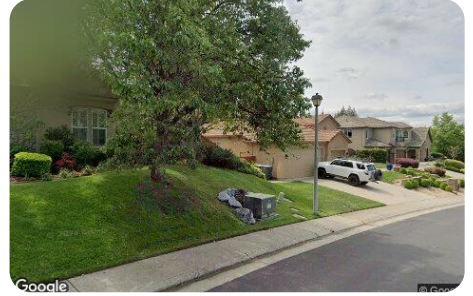
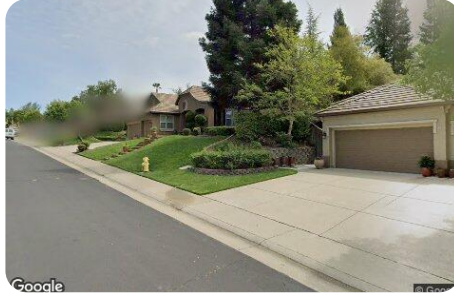
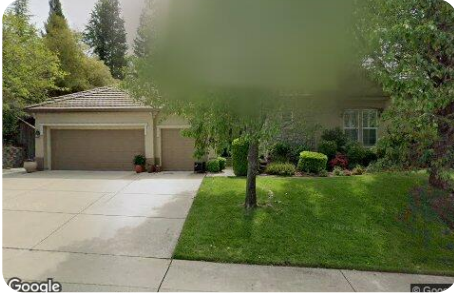


Single Family Residence **RESIDENTIAL**

4740 ECHO RIDGE RD

ROCKLIN, CA 95677

\$1,047,894 TopHap Estimate · \$427 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,454 ft²

LIVING AREA

0.29 ac

LOT SIZE

2

PARKING

VALUATION

\$1M

\$1M low

\$1.1M high

Last Sale

\$975,000 · Mar 9, 2022

Est. Owner Equity

\$267,894

Loan-to-Value

73%

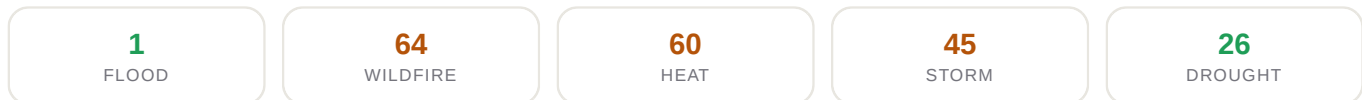
TAX & ASSESSMENT

Property Tax	\$11,327 (2025)
Assessed Value	\$1,055,370
Previous Assessed	\$1,034,677

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
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
Feb 24, 2022	Resale	Grant Deed	\$975,000	\$397	\$780K
Aug 1, 2018	Quitclaim	Quit Claim Transfer			
May 3, 2006	Resale	Grant Deed	\$615,000	\$251	\$388K
Jun 9, 2005	Quitclaim	Quit Claim Transfer			
Feb 24, 2000	Resale	Grant Deed	\$322,500	\$131	\$253K

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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