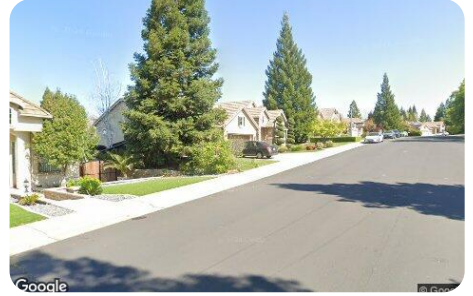


Single Family Residence **RESIDENTIAL**

4805 ECHO RIDGE RD

ROCKLIN, CA 95677

\$943,290 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,030 ft²
LIVING AREA

0.36 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$943K

\$909K low

\$978K high

Last Sale

\$720,000 · Jul 22, 2020

Est. Owner Equity

\$275,290

Loan-to-Value

67%

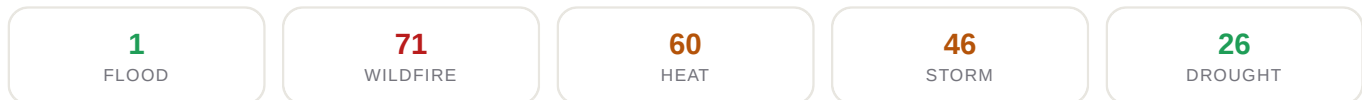
TAX & ASSESSMENT

Property Tax	\$9,199 (2025)
Assessed Value	\$841,479
Previous Assessed	\$824,981

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.36
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
Jul 20, 2020	Resale	Grant Deed	\$720,000	\$238	\$468K
Feb 21, 2019	Resale	Grant Deed	\$700,000	\$231	
Feb 21, 2019	Quitclaim	Quit Claim Transfer			
Nov 4, 2009	Resale	Grant Deed	\$490,000	\$162	\$392K
Sep 17, 2009	Foreclosure sale	Trustees Deed			
Mar 7, 2006	Quitclaim	Quit Claim Transfer			
Mar 6, 2006	Resale	Grant Deed	\$725,000	\$239	\$580K
Oct 30, 2003	Quitclaim	Quit Claim Transfer			\$323K
Jul 6, 2001	Resale	Grant Deed	\$502,500	\$166	\$271K

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	5.8 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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