

Single Family Residence

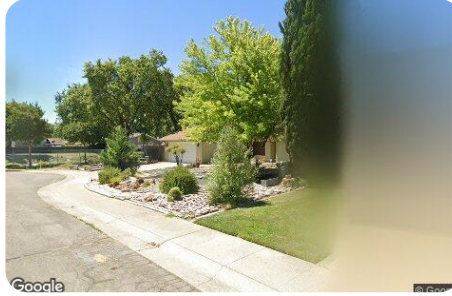
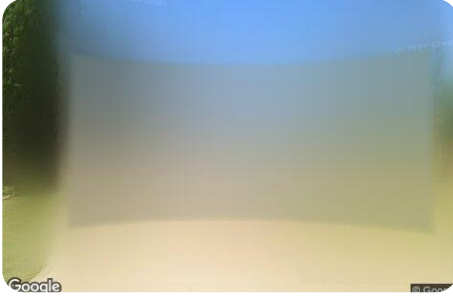
RESIDENTIAL

6 ROCKY RIVER CT

SACRAMENTO, CA 95831

\$523,062

TopHap Estimate · \$371 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,409 ft²

LIVING AREA

0.22 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$523K

\$494K low

\$552K high

Est. Owner Equity

\$378,562

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,590 (2025)
Assessed Value	\$197,104
Previous Assessed	\$193,241

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

67
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2021	Financing	Intrafamily Transfer			
Sep 29, 1993	Financing	Grant Deed			\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	1.3 mi

District: Sacramento City 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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