

Single Family Residence **RESIDENTIAL**

2 ROCKY RIVER CT

SACRAMENTO, CA 95831

\$399,654 TopHap Estimate · \$387 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,033 ft²

LIVING AREA

0.12 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$400K

\$375K low

\$424K high

Est. Owner Equity

\$354,654

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$1,743 (2025)
Assessed Value	\$134,146
Previous Assessed	\$131,517

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	67 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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