

Single Family Residence **RESIDENTIAL**

# 11479 ROUND HOUSE CT

GOLD RIVER, CA 95670

**\$806,692** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,362 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**1986**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$807K**

\$773K low

\$840K high

Last Sale

**\$815,000 · Aug 26, 2022**

Est. Owner Equity

**\$406,692**

Loan-to-Value

**48%**

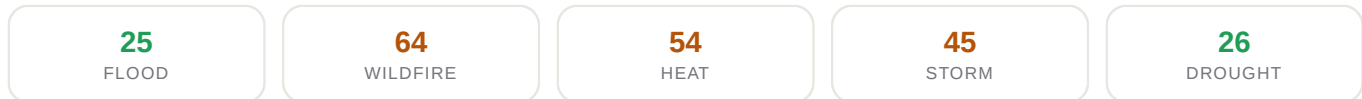
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,315 (2025) |
| Assessed Value    | \$864,883       |
| Previous Assessed | \$847,926       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| May 23, 2022 | Resale    | Grant Deed                         | \$815,000 | \$345  |        |
| Jan 18, 2022 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| May 6, 2022  | Financing | Intrafamily Transfer               |           |        |        |
| Mar 26, 1997 | Resale    | Grant Deed                         | \$241,000 | \$102  | \$193K |
| Apr 28, 1995 | Resale    | Grant Deed                         | \$237,000 | \$100  | \$166K |
| Nov 23, 1993 | Resale    | Grant Deed                         | \$210,000 | \$89   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Gold River Discovery Center K-8 School | Elementary | KG–8   | 0.3 mi   |
| Rio Americano High School              | High       | 9–12   | 6.6 mi   |

District: San Juan 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 95670

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|