

Single Family Residence **RESIDENTIAL**

# 11846 POINT ROCK WAY

GOLD RIVER, CA 95670

**\$828,811** TopHap Estimate · \$307 / ft² · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,699 ft²**

LIVING AREA

**0.21 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$829K**

\$753K low

\$904K high

Last Sale

**\$630,000 · Jun 28, 2007**

Est. Owner Equity

**\$348,811**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,069 (2025) |
| Assessed Value    | \$860,932       |
| Previous Assessed | \$844,051       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 54<br>WILDFIRE | 55<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 19, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 23, 2007 | Financing | Grant Deed          |           |        | \$63K  |
| Jun 21, 2007 | Resale    | Grant Deed          | \$630,000 | \$233  | \$417K |
| Dec 2, 1993  | Resale    | Grant Deed          | \$255,500 | \$95   | \$174K |
| Aug 20, 1993 | Resale    | Grant Deed          | \$770,000 | \$285  |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Gold River Discovery Center K-8 School | Elementary | KG–8   | 0.7 mi   |
| Rio Americano High School              | High       | 9–12   | 7.4 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 | Owner occupied |
|-----------|----------------|