

Single Family Residence **RESIDENTIAL**

11866 POINT ROCK WAY

GOLD RIVER, CA 95670

\$1,016,808 TopHap Estimate · \$286 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,552 ft²

LIVING AREA

0.2 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1M

\$930K low

\$1.1M high

Last Sale

\$860,000 · Jun 11, 2021

Est. Owner Equity

\$418,808

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$11,100 (2025)
Assessed Value	\$949,507
Previous Assessed	\$930,890

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

40 FLOOD	57 WILDFIRE	55 HEAT	45 STORM	26 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
Jun 4, 2021	Resale	Grant Deed	\$860,000	\$242	\$598K
Oct 31, 1996	Resale	Grant Deed	\$302,000	\$85	\$207K
Feb 25, 1994	Resale	Grant Deed	\$278,500	\$78	\$209K
Aug 25, 1993	Resale	Grant Deed	\$280,000	\$79	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.8 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

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K 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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