

Single Family Residence **RESIDENTIAL**

11862 POINT ROCK WAY

GOLD RIVER, CA 95670

\$702,043 TopHap Estimate · \$296 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,374 ft²
LIVING AREA

0.21 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$702K

\$644K low

\$760K high

Last Sale

\$240,500 · Feb 4, 1994

Est. Owner Equity

\$354,959

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,898 (2025)
Assessed Value	\$416,664
Previous Assessed	\$408,495

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

45
FLOOD

57
WILDFIRE

55
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2015	Quitclaim	Quit Claim Transfer			
Feb 4, 1994	Resale	Grant Deed	\$240,500	\$101	\$192K
Sep 23, 1993	Resale	Grant Deed	\$420,000	\$177	

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

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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