

Single Family Residence **RESIDENTIAL**

11886 POINT ROCK WAY

GOLD RIVER, CA 95670

\$968,667 TopHap Estimate · \$273 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,552 ft²

LIVING AREA

0.21 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$969K

\$869K low

\$1.1M high

Last Sale

\$297,000 · Dec 15, 1993

Est. Owner Equity

\$426,667

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,728 (2025)
Assessed Value	\$573,925
Previous Assessed	\$562,672

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

43
FLOOD

58
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
Jun 4, 2021	Financing	Intrafamily Transfer			
Aug 3, 2017	Recorded document	Affidavit Of Death			
Jul 23, 2015	Financing	Intrafamily Transfer			\$417K
Sep 2, 2014	Quitclaim	Quit Claim Transfer			
Sep 2, 2014	Financing	Intrafamily Transfer			\$125K
Feb 27, 2006	Quitclaim	Quit Claim Transfer			
Nov 17, 1998	Quitclaim	Quit Claim Transfer			\$227K
Dec 4, 1996	Quitclaim	Quit Claim Transfer			
Dec 15, 1993	Resale	Grant Deed	\$297,000	\$84	\$200K
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	7.5 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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