

Single Family Residence **RESIDENTIAL**

11882 POINT ROCK WAY

GOLD RIVER, CA 95670

\$807,941 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,102 ft²

LIVING AREA

0.18 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$808K

\$769K low

\$847K high

Last Sale

\$460,000 · Jun 20, 2013

Est. Owner Equity

\$393,941

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,855 (2025)
Assessed Value	\$577,773
Previous Assessed	\$566,445

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

47
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
Jul 18, 2022	Financing	Intrafamily Transfer			
Jun 17, 2013	Resale	Grant Deed	\$460,000	\$148	\$368K
Mar 17, 1994	Resale	Grant Deed	\$232,227	\$75	\$234K
Aug 25, 1993	Resale	Grant Deed	\$280,000	\$90	

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	Absentee owner
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