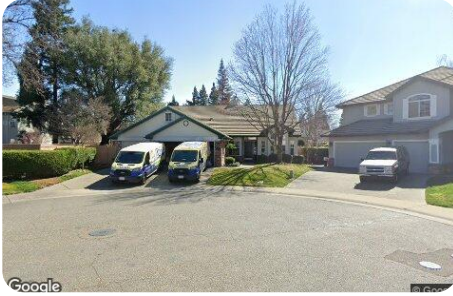


Single Family Residence **RESIDENTIAL**

2035 ROUGH GOLD CT

GOLD RIVER, CA 95670

\$786,752 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,328 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$787K

\$727K low

\$846K high

Last Sale

\$726,000 · Mar 25, 2021

Est. Owner Equity

\$386,752

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$9,378 (2025)
Assessed Value	\$801,560
Previous Assessed	\$785,844

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
FLOOD

60
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
Jan 19, 2022	Financing	Intrafamily Transfer			
Mar 19, 2021	Resale	Grant Deed	\$726,000	\$312	\$400K
Jul 28, 2020	Quitclaim	Quit Claim Transfer			
Oct 11, 1995	Resale	Grant Deed	\$293,500	\$126	\$220K
Jun 28, 1995	Financing	Grant Deed			\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	1.0 mi
Rio Americano High School	High	9–12	7.7 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------