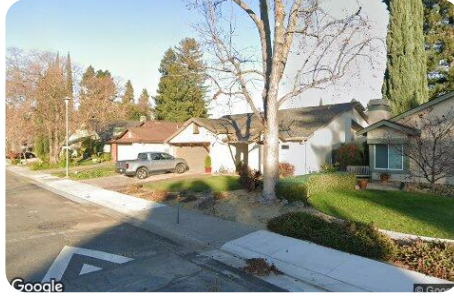


Single Family Residence **RESIDENTIAL**

1631 ROCKYBEND DR

SACRAMENTO, CA 95833

\$528,763 TopHap Estimate · \$261 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,028 ft²

LIVING AREA

0.15 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$529K

\$497K low

\$561K high

Last Sale

\$252,000 · Sep 6, 2002

Est. Owner Equity

\$113,763

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,582 (2025)
Assessed Value	\$372,254
Previous Assessed	\$364,956

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

98
FLOOD

52
WILDFIRE

50
HEAT

41
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 11, 2023	Financing	Intrafamily Transfer			
Sep 6, 2002	Resale	Grant Deed	\$252,000	\$124	\$202K
Oct 3, 2001	Quitclaim	Quit Claim Transfer			\$172K
Mar 31, 1993	Non-arms-length	Grant Deed	\$181,500	\$89	\$162K
Apr 26, 1990	Resale	Grant Deed	\$195,000	\$96	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Natomas High School	High	9–12	0.5 mi
Jefferson Elementary School	Elementary	KG–8	0.5 mi

District: Natomas 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K 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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