

Rural Residence

RESIDENTIAL

16201 HICKMAN RIDGE RD

ROCA, NE 68430

\$734,704 TopHap Estimate · \$393 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

5

BATHS

1,870 ft²

LIVING AREA

3.07 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$735K

\$713K low

\$757K high

Last Sale

\$505,000 · Oct 28, 2019

Est. Owner Equity

\$329,504

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$7,893 (2025)
Assessed Value	\$628,300
Previous Assessed	\$622,300
Assessor Market Value	\$628,300

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.07
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 468 ft²

Patio · 468 ft²

Porch · 938 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2023	Financing	Intrafamily Transfer			
Oct 21, 2019	Resale	Warranty Deed	\$505,000	\$270	\$404K
Jul 15, 2013	Resale	Warranty Deed	\$359,000	\$192	\$319K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	6.0 mi
Norris Middle School	Middle	6–8	6.0 mi
Norris High School	High	9–12	6.1 mi

District: Norris School District 160

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 68430

47 CRIME INDEX	91 AIR POLLUTION	2,366 POPULATION	\$117K MEDIAN IN-COME	52°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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