

Rural Residence

RESIDENTIAL

16600 HICKMAN RIDGE RD

ROCA, NE 68430

\$558,933 TopHap Estimate · \$341 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,637 ft²

LIVING AREA

3.01 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$559K

\$502K low

\$616K high

Last Sale

\$227,000 · Aug 29, 2002

Est. Owner Equity

\$180,890

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,798 (2025)
Assessed Value	\$461,500
Previous Assessed	\$436,000
Assessor Market Value	\$461,500

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.01
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 420 ft²

Patio · 420 ft²

CLIMATE RISK

51 FLOOD	41 WILDFIRE	70 HEAT	53 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2002	Resale	Grant Deed	\$227,000	\$139	\$204K
May 29, 2002	Resale	Grant Deed	\$55,000	\$34	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	5.7 mi
Norris Middle School	Middle	6–8	5.7 mi

Norris High School	High	9–12	5.8 mi
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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	Owner occupied
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