

Single Family Residence **RESIDENTIAL**

3940 NICHOLAS CT

ROCA, NE 68430

\$1,825,000 TopHap Estimate · \$300 / ft² · confidence 83 · as of Jul 14, 2026

1
BEDS

4.5
BATHS

6,078 ft²
LIVING AREA

9.65 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.8M

\$1.5M low

\$2.1M high

Est. Owner Equity **\$932,750**

Loan-to-Value **46%**

TAX & ASSESSMENT

Property Tax	\$12,235 (2024)
Assessed Value	\$1,377,200
Previous Assessed	\$1,347,200
Assessor Market Value	\$1,377,200

PROPERTY FACTS

Property Type	Single Family Residence
County	LANCASTER
Lot (acres)	9.65
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 375 ft²

Patio · 375 ft²

Porch · 313 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2001	Financing	Trustees Deed			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	7.8 mi
Norris Middle School	Middle	6–8	7.8 mi
Norris High School	High	9–12	7.9 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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