

Single Family Residence **RESIDENTIAL**

7109 ROCA WAY

SACRAMENTO, CA 95842

\$468,031 TopHap Estimate · \$303 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,545 ft²
LIVING AREA

0.17 ac
LOT SIZE

1976
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$468K

\$417K low

\$519K high

Last Sale

\$465,000 · Oct 28, 2025

Est. Owner Equity

\$11,454

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,895 (2025)
Assessed Value	\$465,000
Previous Assessed	\$497,916

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

28
FLOOD

38
WILDFIRE

55
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2025	Resale	Grant Deed	\$465,000	\$301	\$457K
May 26, 2021	Resale	Grant Deed	\$460,000	\$298	\$401K
May 22, 2012	Resale	Grant Deed	\$150,000	\$97	\$143K
Jul 10, 2012	Quitclaim	Quit Claim Transfer			
Feb 27, 2012	Non-arms-length	Trustees Deed	\$134,100	\$87	
Jan 18, 2005	Resale	Grant Deed	\$335,000	\$217	\$268K
Sep 8, 2004	Quitclaim	Quit Claim Transfer			
Sep 8, 2004	Resale	Grant Deed	\$268,500	\$174	\$242K
Jun 16, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Oaks Elementary School	Elementary	KG–6	0.3 mi
Foothill High School	High	9–12	1.4 mi
Foothill Ranch Middle School	Middle	7–8	1.6 mi

District: Twin Rivers 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 95842

108 CRIME INDEX	83 AIR POLLUTION	35,331 POPULATION	\$64K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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