

Single Family Residence **RESIDENTIAL**

# 5 LA ROCAS CT

SACRAMENTO, CA 95823

**\$485,451** TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,470 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$485K**

\$464K low

\$507K high

Est. Owner Equity

**\$172,451**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,827 (2025) |
| Assessed Value    | \$240,880      |
| Previous Assessed | \$236,157      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 64<br>FLOOD | 73<br>WILDFIRE | 49<br>HEAT | 38<br>STORM | 21<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Nov 10, 2014 | Recorded document | Affidavit Of Death  |           |                    |        |
| Nov 10, 2014 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Sep 29, 2008 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Aug 10, 2001 | Quitclaim         | Quit Claim Transfer |           |                    | \$105K |
| Nov 21, 1990 | Resale            | Grant Deed          | \$131,000 | \$89               | \$107K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Samuel Jackman Middle School  | Middle     | 7–8    | 0.5 mi   |
| Union House Elementary School | Elementary | KG–6   | 0.6 mi   |
| Valley High School            | High       | 9–12   | 1.4 mi   |

District: Elk Grove 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 95823

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>84,096</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|