

Single Family Residence **RESIDENTIAL**

6 LA ROCAS CT

SACRAMENTO, CA 95823

\$514,800 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,840 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$515K

\$488K low

\$541K high

Last Sale

\$150,000 · Aug 3, 2018

Est. Owner Equity

\$264,800

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,549 (2025)
Assessed Value	\$307,206
Previous Assessed	\$301,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

73
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2018	Resale	Grant Deed	\$150,000	\$82	
Nov 11, 2008	Resale	Grant Deed	\$145,000	\$79	
Nov 18, 2008	Recorded document	Grant Deed			
Apr 2, 2008	Non-arms-length	Trustees Deed	\$184,415	\$100	
Jun 13, 2005	Resale	Grant Deed	\$365,000	\$198	\$292K
Nov 26, 1990	Resale	Grant Deed	\$148,000	\$80	\$109K

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	1.3 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------