

Single Family Residence **RESIDENTIAL**

# 2306 S RIVER ROCK DR

PAPILLION, NE 68046

**\$362,284** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,325 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$362K**

\$348K low

\$376K high

Last Sale

**\$170,000 · Nov 30, 2006**

Est. Owner Equity

**\$215,860**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,448 (2025) |
| Assessed Value        | \$319,988      |
| Previous Assessed     | \$319,988      |
| Assessor Market Value | \$319,988      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Sarpy                   |
| Lot (acres)   | 0.19                    |
| Heating       | None                    |
| Garage        | Garage, Built-in        |

Patio · 16 ft²

Porch · 50 ft²

## CLIMATE RISK

1

FLOOD

27

WILDFIRE

71

HEAT

50

STORM

20

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 10, 2013 | Financing | Intrafamily Transfer |           |        | \$146K |
| Nov 29, 2006 | Resale    | Corporation Deed     | \$170,000 | \$73   | \$174K |
| Jun 2, 2006  | Resale    | Warranty Deed        | \$251,254 | \$108  |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Patriot Elementary School            | Elementary | PK–6   | 0.8 mi   |
| Papillion La Vista South High School | High       | 9–12   | 1.8 mi   |
| Liberty Middle School                | Middle     | 7–8    | 2.1 mi   |

District: Papillion-La Vista Community Schools

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 68046

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>33,861</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|