

Single Family Residence

RESIDENTIAL

1711 ROCKYBEND DR

SACRAMENTO, CA 95833

\$448,268

TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,341 ft²

LIVING AREA

0.15 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$448K

\$435K low

\$461K high

Last Sale

\$118,000 · Dec 26, 2018

Est. Owner Equity

\$394,268

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$3,810 (2025)
Assessed Value	\$301,190
Previous Assessed	\$295,285

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

98
FLOOD

57
WILDFIRE

51
HEAT

40
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2026	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			\$54K
Oct 17, 2019	Quitclaim	Quit Claim Transfer			
Dec 7, 2018	Non-arms-length	Grant Deed	\$118,000	\$88	\$201K
Dec 18, 2012	Financing	Intrafamily Transfer			\$119K
Aug 23, 2008	Resale	Grant Deed	\$185,000	\$138	\$125K
Mar 24, 2005	Resale	Individual Deed	\$330,000	\$246	\$264K
Aug 3, 1990	Resale	Grant Deed	\$137,500	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Elementary School	Elementary	KG–8	0.4 mi
Natomas High School	High	9–12	0.5 mi

District: Natomas 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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