

Single Family Residence **RESIDENTIAL**

2305 S RIVER ROCK DR

PAPILLION, NE 68046

\$407,915 TopHap Estimate · \$146 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,792 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$408K

\$382K low

\$433K high

Last Sale

\$212,000 · Jun 8, 2006

Est. Owner Equity

\$132,915

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,470 (2025)
Assessed Value	\$379,977
Previous Assessed	\$379,977
Assessor Market Value	\$379,977

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Sarpy
Lot (acres)	0.20
Heating	None
Fireplace	Yes
Garage	Garage, Attached

Deck · 192 ft²

Patio · 192 ft²

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2006	Resale	Warranty Deed	\$211,101	\$76	\$178K
May 12, 2006	Non-arms-length	Grant Deed	\$322,167	\$115	

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

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

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

OWNERSHIP

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