

Single Family Residence **RESIDENTIAL**

## 2206 S RIVER ROCK DR

PAPILLION, NE 68046

**\$375,450** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,358 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$375K**

\$359K low

\$392K high

Last Sale

**\$228,000 · Feb 24, 2016**

Est. Owner Equity

**\$117,450**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,783 (2025) |
| Assessed Value        | \$339,633      |
| Previous Assessed     | \$339,633      |
| Assessor Market Value | \$339,633      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Sarpy                   |
| Lot (acres)   | 0.18                    |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |

Deck · 160 ft²

Patio · 160 ft²

Porch · 144 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 71<br>HEAT | 50<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED             | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------------|-----------|--------|--------|
| Feb 15, 2016 | Resale          | Warranty Deed    | \$228,000 | \$97   | \$228K |
| Nov 1, 2005  | Resale          | Corporation Deed | \$187,000 | \$79   | \$160K |
| Nov 1, 2005  | Non-arms-length | Grant Deed       | \$552,000 | \$234  |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Patriot Elementary School            | Elementary | PK–6   | 0.8 mi   |
| Papillion La Vista South High School | High       | 9–12   | 1.7 mi   |
| Liberty Middle School                | Middle     | 7–8    | 1.9 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

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

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

OWNERSHIP

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