

Rural Residence

RESIDENTIAL

3901 NICHOLAS CT

ROCA, NE 68430

\$1,240,938 TopHap Estimate · \$282 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

8

BATHS

4,407 ft²

LIVING AREA

4.61 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Est. Owner Equity

\$1,240,938

TAX & ASSESSMENT

Property Tax	\$14,549 (2025)
Assessed Value	\$1,158,100
Previous Assessed	\$1,158,100
Assessor Market Value	\$1,158,100

PROPERTY FACTS

Property Type	Rural Residence
County	Lancaster
Lot (acres)	4.61
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 80 ft²

Patio · 416 ft²

Sprinklers

CLIMATE RISK

90 FLOOD	44 WILDFIRE	71 HEAT	52 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2025	Financing	Warranty Deed			
Jan 29, 2004	Resale	Warranty Deed	\$386,000	\$88	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	7.8 mi
Norris Middle School	Middle	6–8	7.8 mi
Norris High School	High	9–12	7.9 mi

District: Norris School District 160

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 68430

47 CRIME INDEX	91 AIR POLLUTION	2,366 POPULATION	\$117K MEDIAN IN-COME	52°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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