

Single Family Residence **RESIDENTIAL**

1851 ROCKWOOD DR

SACRAMENTO, CA 95864

\$2,353,547 TopHap Estimate · \$367 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

6,410 ft²

LIVING AREA

0.81 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2.4M

\$2.2M low

\$2.5M high

Last Sale

\$1,329,000 · May 19, 2004

Est. Owner Equity

\$1,541,047

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$22,428 (2025)
Assessed Value	\$1,927,338
Previous Assessed	\$1,889,548

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.81
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

41
FLOOD

66
WILDFIRE

50
HEAT

43
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 19, 2004	Resale	Grant Deed	\$1,329,000	\$207	
May 30, 2003	Resale	Grant Deed	\$780,000	\$122	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arden Middle School	Middle	6–8	0.4 mi
Mariemont Elementary School	Elementary	KG–5	0.8 mi
Rio Americano High School	High	9–12	1.9 mi

District: San Juan 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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