

Rural Residence

RESIDENTIAL

16000 HICKMAN RIDGE RD

ROCA, NE 68430

\$762,470

TopHap Estimate · \$383 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,991 ft²

LIVING AREA

3.04 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$762K

\$731K low

\$794K high

Est. Owner Equity

\$530,470

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$8,475 (2025)
Assessed Value	\$674,600
Previous Assessed	\$672,400
Assessor Market Value	\$674,600

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.04
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 304 ft²

Patio · 304 ft²

Porch · 70 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2025	Financing	Transfer On Death Deed			
Oct 15, 2012	Financing	Joint Tenancy Deed			\$227K
Apr 23, 2003	Financing	Trustees Deed			\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	6.1 mi
Norris Middle School	Middle	6–8	6.1 mi
Norris High School	High	9–12	6.2 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
--------------------------------------	--	--	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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