

Rural Residence

RESIDENTIAL

16030 HICKMAN RIDGE RD

ROCA, NE 68430

\$575,570 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,662 ft²

LIVING AREA

3.89 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$576K

\$533K low

\$618K high

Last Sale

\$247,000 · Aug 25, 2003

Est. Owner Equity

\$426,070

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$5,919 (2025)
Assessed Value	\$471,100
Previous Assessed	\$445,500
Assessor Market Value	\$471,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.89
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 516 ft²

Patio · 516 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2010	Quitclaim	Quit Claim Transfer			\$168K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			
Aug 25, 2003	Resale	Grant Deed	\$247,000	\$149	\$198K
Oct 24, 2002	Financing	Trustees Deed			\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	6.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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