

Rural Residence

RESIDENTIAL

16301 HICKMAN RIDGE RD

ROCA, NE 68430

\$762,135 TopHap Estimate · \$390 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,956 ft²

LIVING AREA

3.03 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$762K

\$706K low

\$818K high

Last Sale

\$360,000 · Nov 14, 2018

Est. Owner Equity

\$762,135

TAX & ASSESSMENT

Property Tax	\$7,949 (2025)
Assessed Value	\$632,700
Previous Assessed	\$605,900
Assessor Market Value	\$632,700

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.03
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Patio · 216 ft²

Porch · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2018	Resale	Grant Deed	\$360,000	\$184	
Jul 6, 2018	Financing	Trustees Deed			\$245K
Apr 22, 2003	Resale	Grant Deed	\$58,000	\$30	
Apr 22, 2003	Financing	Trustees Deed			\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	5.9 mi
Norris Middle School	Middle	6–8	6.0 mi
Norris High School	High	9–12	6.0 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
-----------	-----------------------