

Single Family Residence **RESIDENTIAL**

1 ROCKY RIVER CT

SACRAMENTO, CA 95831

\$451,852 TopHap Estimate · \$397 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,138 ft²

LIVING AREA

0.11 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$452K

\$435K low

\$469K high

Last Sale

\$170,000 · Apr 26, 2002

Est. Owner Equity

\$280,152

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,202 (2025)
Assessed Value	\$255,984
Previous Assessed	\$250,966

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	65 WILDFIRE	50 HEAT	38 STORM	21 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 30, 2012	Quitclaim	Quit Claim Transfer			
Apr 26, 2002	Resale	Grant Deed	\$170,000	\$149	\$167K
Dec 13, 1994	Recorded document	Trustees Deed			
Dec 13, 1994	Resale	Trustees Deed	\$95,000	\$83	\$90K
Dec 13, 1994	Recorded document	Trustees Deed			
Dec 13, 1994	Recorded document	Trustees Deed			
Dec 13, 1994	Recorded document	Trustees Deed			
Sep 1, 1993	Resale	Trustees Deed	\$52,579	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 mi
John F. Kennedy High School	High	9–12	1.3 mi

District: Sacramento City 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.

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 NEIGHBORHOOD · ZIP 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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