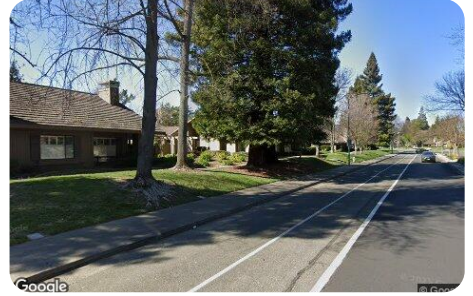


Single Family Residence **RESIDENTIAL**

11450 GRINDING ROCK PL

GOLD RIVER, CA 95670

\$711,931 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,225 ft²

LIVING AREA

0.22 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$712K

\$669K low

\$754K high

Last Sale

\$350,000 · May 4, 2001

Est. Owner Equity

\$465,331

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,392 (2025)
Assessed Value	\$537,922
Previous Assessed	\$527,376

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	67 WILDFIRE	54 HEAT	45 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2015	Quitclaim	Quit Claim Transfer			
Feb 3, 2011	Quitclaim	Quit Claim Transfer			
Dec 8, 2003	Quitclaim	Quit Claim Transfer			\$313K
Jul 16, 2003	Quitclaim	Quit Claim Transfer			\$307K
Jun 27, 2001	Quitclaim	Quit Claim Transfer			
May 4, 2001	Resale	Grant Deed	\$350,000	\$157	\$275K
Nov 10, 1999	Resale	Grant Deed	\$303,000	\$136	\$240K
Apr 26, 1993	Quitclaim	Quit Claim Transfer			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.3 mi
Rio Americano High School	High	9–12	6.5 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 95670

107

CRIME INDEX

82

AIR POLLUTION

56,631

POPULATION

\$89K

MEDIAN IN-COME

61°F

AVG TEMP

78%

SUNSHINE

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

| OWNERSHIP

Occupancy

Owner occupied