

Single Family Residence **RESIDENTIAL**

11451 GRINDING ROCK PL

GOLD RIVER, CA 95670

\$759,896 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,442 ft²

LIVING AREA

0.21 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$760K

\$720K low

\$800K high

Last Sale

\$740,000 · Oct 30, 2020

Est. Owner Equity

\$369,896

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,750 (2025)
Assessed Value	\$817,017
Previous Assessed	\$800,998

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

40
FLOOD

63
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	\$/FT ²	LOAN
Oct 5, 2020	Quitclaim	Quit Claim Transfer			
Oct 14, 2020	Resale	Grant Deed	\$740,000	\$303	\$390K
Aug 8, 2011	Quitclaim	Quit Claim Transfer			
Aug 8, 2011	Quitclaim	Quit Claim Transfer			\$255K
Jun 22, 2001	Resale	Grant Deed	\$392,000	\$161	\$200K
Dec 10, 1998	Quitclaim	Quit Claim Transfer			\$190K
Oct 10, 1996	Quitclaim	Quit Claim Transfer			
Apr 14, 1989	Resale	Grant Deed	\$259,000	\$106	\$204K

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	6.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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