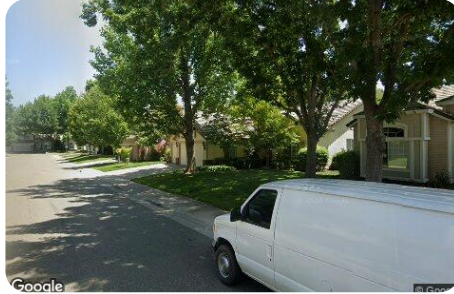


Single Family Residence **RESIDENTIAL**

11870 POINT ROCK WAY

GOLD RIVER, CA 95670

\$847,430 TopHap Estimate · \$318 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,666 ft²

LIVING AREA

0.2 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$847K

\$813K low

\$882K high

Last Sale

\$785,000 · Jul 21, 2022

Est. Owner Equity

\$219,430

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$9,827 (2025)
Assessed Value	\$833,047
Previous Assessed	\$816,714

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

58
WILDFIRE

55
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2023	Financing	Intrafamily Transfer			
Jul 12, 2022	Resale	Grant Deed	\$785,000	\$294	\$628K
Mar 3, 2003	Quitclaim	Quit Claim Transfer			
Feb 4, 2003	Quitclaim	Quit Claim Transfer			\$300K
Feb 11, 2002	Quitclaim	Quit Claim Transfer			
Feb 6, 2002	Quitclaim	Quit Claim Transfer			\$300K
Oct 6, 2000	Quitclaim	Quit Claim Transfer			
Mar 31, 1999	Resale	Grant Deed	\$290,000	\$109	\$153K
Mar 3, 1994	Resale	Grant Deed	\$245,000	\$92	\$220K
Sep 23, 1993	Resale	Grant Deed	\$420,000	\$158	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.8 mi
Rio Americano High School	High	9–12	7.4 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	Absentee owner
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