

Single Family Residence **RESIDENTIAL**

1 LA ROCAS CT

SACRAMENTO, CA 95823

\$480,484 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,470 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$480K

\$460K low

\$501K high

Last Sale

\$175,000 · Jun 4, 2008

Est. Owner Equity

\$240,684

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax

\$2,836 (2025)

Assessed Value

\$234,444

Previous Assessed

\$229,848

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

11 FLOOD	73 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2024	Financing	Intrafamily Transfer			
Apr 30, 2008	Resale	Grant Deed	\$175,000	\$119	\$153K
Dec 31, 2007	Foreclosure sale	Trustees Deed	\$163,928	\$112	
Jul 30, 2004	Resale	Grant Deed	\$250,000	\$170	\$200K
Nov 29, 1990	Resale	Grant Deed	\$134,500	\$91	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel Jackman Middle School	Middle	7–8	0.5 mi
Union House Elementary School	Elementary	KG–6	0.6 mi
Valley High School	High	9–12	1.4 mi

District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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