

Single Family Residence **RESIDENTIAL**

1723 ROCKYBEND DR

SACRAMENTO, CA 95833

\$514,004 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,028 ft²

LIVING AREA

0.23 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$514K

\$487K low

\$541K high

Last Sale

\$265,000 · Apr 9, 2018

Est. Owner Equity

\$259,004

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,971 (2025)
Assessed Value	\$576,680
Previous Assessed	\$565,373

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2022	Financing	Intrafamily Transfer			
Aug 14, 2006	Resale	Grant Deed	\$422,000	\$208	\$212K
Mar 9, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Elementary School	Elementary	KG–8	0.3 mi
Natomas High School	High	9–12	0.6 mi

District: Natomas 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K 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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