

Single Family Residence **RESIDENTIAL**

301 ROSS WAY

SACRAMENTO, CA 95864

\$1,068,200 TopHap Estimate · \$415 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,573 ft²

LIVING AREA

0.4 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.1M

\$967K low

\$1.2M high

Last Sale

\$884,500 · Sep 13, 2019

Est. Owner Equity

\$25,900

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$11,560 (2025)
Assessed Value	\$1,136,253
Previous Assessed	\$966,915

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

69
WILDFIRE

49
HEAT

42
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
Sep 10, 2019	Resale	Grant Deed	\$884,500	\$344	\$707K
Aug 10, 2015	Resale	Grant Deed	\$680,000	\$264	\$544K
Dec 13, 2012	Financing	Intrafamily Transfer			\$417K
Jan 2, 2010	Resale	Grant Deed	\$560,000	\$218	\$417K
Sep 22, 2009	Quitclaim	Quit Claim Transfer			
Sep 18, 2009	Recorded document	Grant Deed			
Sep 18, 2009	Financing	Intrafamily Transfer			
Feb 3, 2004	Quitclaim	Quit Claim Transfer			
Jan 30, 2004	Quitclaim	Quit Claim Transfer			\$266K
Jan 7, 2004	Quitclaim	Quit Claim Transfer			
May 20, 1997	Quitclaim	Quit Claim Transfer			

Feb 11, 1993	Resale	Grant Deed	\$300,000	\$117	\$189K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.5 mi
Encina High School	High	9–12	2.0 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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