

Single Family Residence **RESIDENTIAL**

864 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$430,614 TopHap Estimate · \$228 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,888 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$431K

\$393K low

\$468K high

Last Sale

\$430,000 · Nov 20, 2025

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$1,468 (2025)
Assessed Value	\$430,000
Previous Assessed	\$264,940

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

98
FLOOD

61
WILDFIRE

51
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 14, 2025	Resale	Grant Deed	\$430,000	\$228	\$422K
Nov 6, 2020	Quitclaim	Quit Claim Transfer			
Nov 6, 2020	Quitclaim	Quit Claim Transfer			\$236K
Apr 29, 2019	Recorded document	Affidavit Of Death			
Apr 29, 2019	Quitclaim	Quit Claim Transfer			
Jun 9, 2011	Financing	Correction Deed			\$201K
Jul 1, 2009	Quitclaim	Quit Claim Transfer			\$198K
Jan 28, 2008	Resale	Grant Deed	\$190,000	\$101	\$190K
Aug 30, 2007	Non-arms-length	Trustees Deed	\$243,000	\$129	
Aug 29, 2005	Resale	Grant Deed	\$329,000	\$174	\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.4 mi
Grant Union High School	High	9–12	2.5 mi

District: Twin Rivers 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 95834

93 CRIME INDEX	82 AIR POLLUTION	35,771 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------