

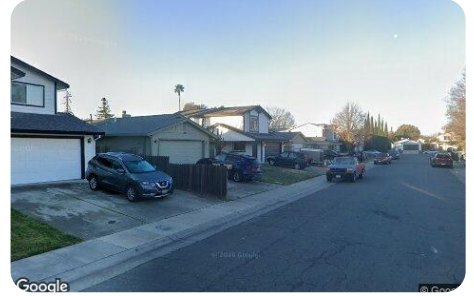
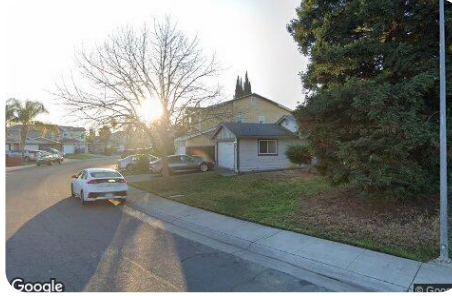
Single Family Residence

RESIDENTIAL

922 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$413,408 TopHap Estimate · \$298 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,385 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$413K

\$398K low

\$429K high

Last Sale

\$625,000 · Jan 10, 2018

Est. Owner Equity

\$213,408

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,723 (2025)
Assessed Value	\$290,139
Previous Assessed	\$284,451

PROPERTY FACTS

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

CLIMATE RISK

98
FLOOD

70
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
Jun 21, 2024	Financing	Intrafamily Transfer			
Jan 5, 2018	Resale	Grant Deed	\$250,000	\$181	\$200K
Jan 25, 2012	Resale	Grant Deed	\$96,000	\$69	
Dec 14, 2011	Non-arms-length	Trustees Deed	\$91,413	\$66	
Mar 23, 2007	Resale	Grant Deed	\$286,000	\$206	\$229K
Mar 8, 2002	Resale	Grant Deed	\$170,000	\$123	\$136K

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

OWNERSHIP

Occupancy	Absentee owner
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