

Single Family Residence **RESIDENTIAL**

887 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$377,711 TopHap Estimate · \$312 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$378K

\$354K low

\$402K high

Last Sale

\$243,500 · Dec 27, 2016

Est. Owner Equity

\$173,711

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,716 (2025)
Assessed Value	\$288,248
Previous Assessed	\$282,597

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
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
Jan 26, 2022	Financing	Intrafamily Transfer			\$204K
Dec 2, 2016	Quitclaim	Quit Claim Transfer			
Dec 2, 2016	Quitclaim	Quit Claim Transfer			
Nov 23, 2016	Resale	Grant Deed	\$243,500	\$201	\$219K
Dec 2, 2016	Quitclaim	Quit Claim Transfer			
Nov 23, 2016	Quitclaim	Quit Claim Transfer			
Feb 8, 2008	Resale	Grant Deed	\$176,500	\$146	\$174K
Dec 20, 2007	Non-arms-length	Trustees Deed	\$163,022	\$135	
Aug 13, 2001	Quitclaim	Quit Claim Transfer			\$35K
Aug 4, 2000	Resale	Grant Deed	\$115,000	\$95	\$115K
Apr 27, 1990	Resale	Grant Deed	\$123,500	\$102	\$99K

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

OWNERSHIP

Occupancy	Owner occupied
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