

Single Family Residence **RESIDENTIAL**

330 ROSS WAY

SACRAMENTO, CA 95864

\$1,204,973 TopHap Estimate · \$514 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,343 ft²

LIVING AREA

0.32 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.2M

\$977K low

\$1.4M high

Last Sale

\$1,150,000 · Jul 15, 2025

Est. Owner Equity

\$517,973

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$9,895 (2025)
Assessed Value	\$1,150,000
Previous Assessed	\$834,681

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.32
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

47
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
Jul 7, 2025	Resale	Grant Deed	\$1,150,000	\$491	\$686K
Aug 6, 2021	Financing	Correction Deed			
Aug 6, 2021	Financing	Intrafamily Transfer			\$328K
Aug 6, 2021	Financing	Correction Deed			
Mar 5, 2020	Quitclaim	Quit Claim Transfer			
Apr 27, 2017	Quitclaim	Quit Claim Transfer			
Apr 27, 2017	Quitclaim	Quit Claim Transfer			
Mar 7, 2017	Resale	Grant Deed	\$679,000	\$290	\$350K
Aug 29, 2014	Quitclaim	Quit Claim Transfer			
May 24, 2012	Resale	Grant Deed	\$535,000	\$228	\$215K
Oct 13, 2011	Recorded document	Affidavit Of Death			

Oct 12, 2011	Resale	Grant Deed	\$325,000	\$139
Jun 12, 1998	Quitclaim	Quit Claim Transfer		
Jun 12, 1998	Quitclaim	Quit Claim Transfer		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.6 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	Absentee owner
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