

Single Family Residence

RESIDENTIAL

400 ROSS WAY

SACRAMENTO, CA 95864

\$995,749

TopHap Estimate · \$396 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,515 ft²

LIVING AREA

0.32 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$996K

\$906K low

\$1.1M high

Last Sale

\$799,000 · Jul 17, 2018

Est. Owner Equity

\$661,749

Loan-to-Value

34%

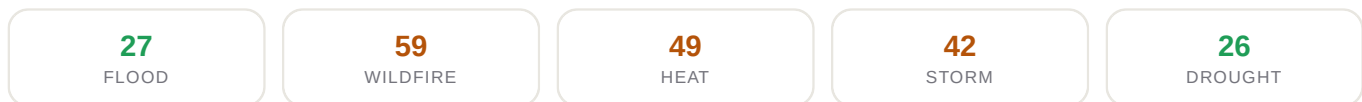
TAX & ASSESSMENT

Property Tax	\$10,567 (2025)
Assessed Value	\$909,120
Previous Assessed	\$891,295

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



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 28, 2020	Recorded document	Correction Deed			
Sep 28, 2020	Quitclaim	Quit Claim Transfer			\$334K
May 27, 2020	Quitclaim	Quit Claim Transfer			
Jul 13, 2018	Resale	Grant Deed	\$799,000	\$318	\$377K
Mar 21, 2017	Resale	Grant Deed	\$570,000	\$227	

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	Owner occupied
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