

Single Family Residence **RESIDENTIAL**

320 ROSS WAY

SACRAMENTO, CA 95864

\$1,086,122 TopHap Estimate · \$346 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,137 ft²

LIVING AREA

0.32 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$971K low

\$1.2M high

Last Sale

\$1,000,000 · Oct 11, 2024

Est. Owner Equity

\$386,124

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$14,019 (2025)
Assessed Value	\$1,198,500
Previous Assessed	\$1,175,000

PROPERTY FACTS

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

CLIMATE RISK

36 FLOOD	49 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2024	Resale	Grant Deed	\$1,000,000	\$319	
Oct 9, 2024	Financing	Intrafamily Transfer			\$700K
Mar 6, 2023	Resale	Grant Deed	\$1,130,000	\$360	
Mar 7, 2023	Financing	Intrafamily Transfer			
May 27, 2020	Non-arms-length	Grant Deed	\$228,500	\$73	\$685K
Feb 14, 2019	Resale	Grant Deed	\$800,000	\$255	\$640K
Mar 14, 2007	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	Owner occupied
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