

Single Family Residence **RESIDENTIAL**

361 ROSS WAY

SACRAMENTO, CA 95864

\$1,198,429 TopHap Estimate · \$571 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,100 ft²

LIVING AREA

0.33 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$833,000 · May 14, 2020

Est. Owner Equity

\$458,429

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$10,810 (2025)
Assessed Value	\$929,218
Previous Assessed	\$910,999

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

33
FLOOD

70
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
Sep 6, 2023	Financing	Intrafamily Transfer			
May 8, 2020	Resale	Grant Deed	\$833,000	\$397	\$750K
Dec 29, 2004	Quitclaim	Quit Claim Transfer			
May 26, 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	1.9 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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