

Single Family Residence **RESIDENTIAL**

310 ROSS WAY

SACRAMENTO, CA 95864

\$778,852 TopHap Estimate · \$530 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,469 ft²

LIVING AREA

0.32 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$779K

\$670K low

\$888K high

Est. Owner Equity

\$678,852

Loan-to-Value

13%

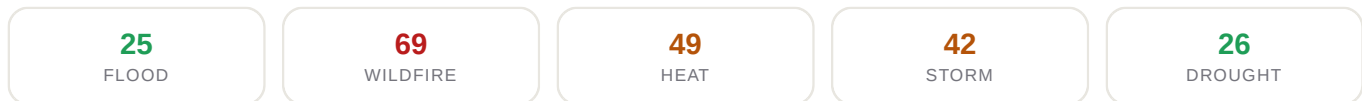
TAX & ASSESSMENT

Property Tax	\$1,196 (2025)
Assessed Value	\$104,016
Previous Assessed	\$101,977

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.32
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2015	Financing	Intrafamily Transfer			\$45K
Oct 4, 2012	Quitclaim	Quit Claim Transfer			\$40K
Aug 29, 2011	Quitclaim	Quit Claim Transfer			
Aug 30, 2011	Recorded document	Affidavit Of Death			
May 15, 2007	Quitclaim	Quit Claim Transfer			
May 15, 2007	Recorded document	Affidavit Of Death			

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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