

Single Family Residence

RESIDENTIAL

331 ROSS WAY

SACRAMENTO, CA 95864

\$1,386,218 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,112 ft²

LIVING AREA

0.33 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$943,000 · Aug 27, 2014

Est. Owner Equity

\$761,218

Loan-to-Value

46%

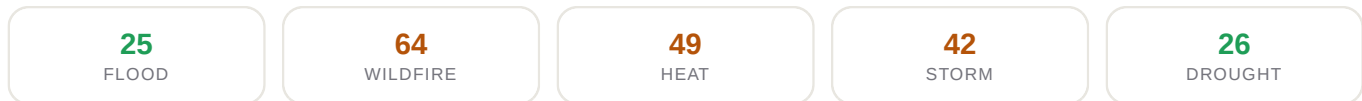
TAX & ASSESSMENT

Property Tax	\$13,530 (2025)
Assessed Value	\$1,155,756
Previous Assessed	\$1,133,095

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
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
May 14, 2021	Financing	Intrafamily Transfer			
Aug 15, 2014	Resale	Grant Deed	\$943,000	\$229	\$754K
Apr 4, 2007	Quitclaim	Quit Claim Transfer			\$480K
Feb 7, 2006	Recorded document	Affidavit Of Death			
Jul 21, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.5 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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