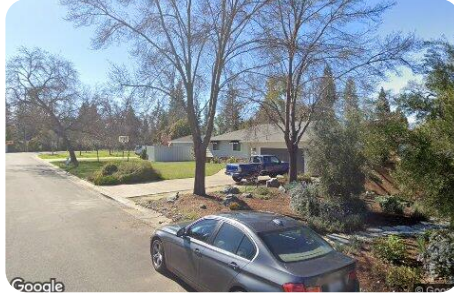


Single Family Residence **RESIDENTIAL**

321 ROSS WAY

SACRAMENTO, CA 95864

\$1,182,871 TopHap Estimate · \$387 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,059 ft²

LIVING AREA

0.33 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$949,000 · May 21, 2019

Est. Owner Equity

\$438,421

Loan-to-Value

60%

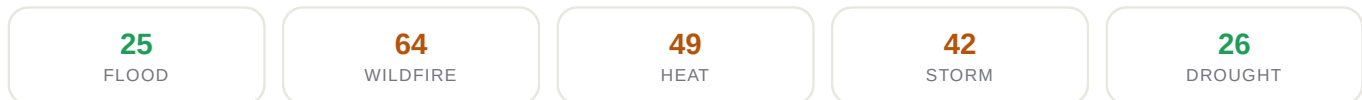
TAX & ASSESSMENT

Property Tax	\$12,563 (2025)
Assessed Value	\$1,079,793
Previous Assessed	\$1,058,622

PROPERTY FACTS

Property Type	Single Family Residence
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
Sep 18, 2023	Financing	Intrafamily Transfer			
May 16, 2019	Resale	Grant Deed	\$949,000	\$310	\$47K
Jun 10, 2015	Resale	Grant Deed	\$922,000	\$301	\$553K
May 16, 2007	Quitclaim	Quit Claim Transfer			\$880K
May 18, 2007	Resale	Grant Deed	\$1,100,000	\$360	
Mar 30, 2006	Quitclaim	Quit Claim Transfer			\$625K
Dec 30, 1994	Quitclaim	Quit Claim Transfer			\$328K
Jul 12, 1994	Resale	Trustees Deed	\$235,000	\$77	\$212K
Jul 12, 1994	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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