

Single Family Residence **RESIDENTIAL**

2016 ROBERT WAY

SACRAMENTO, CA 95825

\$429,842 TopHap Estimate · \$271 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,584 ft²

LIVING AREA

0.14 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$430K

\$418K low

\$442K high

Last Sale

\$411,000 · Mar 4, 2022

Est. Owner Equity

\$121,592

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,346 (2025)
Assessed Value	\$444,877
Previous Assessed	\$436,155

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

25
FLOOD

49
WILDFIRE

50
HEAT

43
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 18, 2023	Financing	Intrafamily Transfer			
Mar 1, 2022	Resale	Grant Deed	\$411,000	\$259	\$308K
Mar 2, 2022	Financing	Intrafamily Transfer			
Jun 27, 2019	Quitclaim	Quit Claim Transfer			\$256K
Nov 17, 2018	Resale	Grant Deed	\$165,000	\$104	
Apr 11, 2018	Quitclaim	Quit Claim Transfer			
Oct 11, 2012	Foreclosure sale	Trustees Deed	\$163,569	\$103	
Jan 12, 2009	Resale	Grant Deed	\$150,000	\$95	\$148K
Sep 4, 2008	Quitclaim	Quit Claim Transfer			
Sep 3, 2008	Resale	Grant Deed	\$70,500	\$45	
May 22, 2008	Non-arms-length	Trustees Deed	\$105,000	\$66	

Aug 30, 2005	Quitclaim	Quit Claim Transfer			\$215K
Mar 21, 2003	Quitclaim	Quit Claim Transfer			\$108K
Oct 13, 1995	Resale	Grant Deed	\$72,000	\$45	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Howe Avenue Elementary School	Elementary	EE-5	0.3 mi
Encina High School	High	9-12	1.3 mi
Katherine Johnson Middle School	Middle	6-8	1.3 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 95825

155 CRIME INDEX	92 AIR POLLUTION	34,979 POPULATION	\$59K 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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