

Single Family Residence

RESIDENTIAL

3445 RANCHO RIO WAY

SACRAMENTO, CA 95834

\$425,779

TopHap Estimate · \$307 / ft² · confidence 86 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

1,385 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$426K

\$366K low

\$486K high

Last Sale

\$425,000 · Sep 3, 2025

Est. Owner Equity

\$23,916

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,408 (2025)
Assessed Value	\$425,000
Previous Assessed	\$178,873

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

98
FLOOD

61
WILDFIRE

51
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2025	Resale	Grant Deed	\$425,000	\$307	\$402K
Mar 20, 2025	Financing	Intrafamily Transfer			
Jul 1, 1988	Resale	Grant Deed	\$94,500	\$68	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.4 mi
Grant Union High School	High	9–12	2.6 mi

District: Twin Rivers Unified School District



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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 95834

93 CRIME INDEX	82 AIR POLLUTION	35,771 POPULATION	\$89K 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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