

Single Family Residence **RESIDENTIAL**

431 ROSS WAY

SACRAMENTO, CA 95864

\$2,253,317 TopHap Estimate · \$485 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,643 ft²

LIVING AREA

0.33 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$2.3M

\$2M low

\$2.5M high

Last Sale

\$2,125,000 · Apr 30, 2025

Est. Owner Equity

\$853,317

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$11,315 (2025)
Assessed Value	\$2,167,500
Previous Assessed	\$946,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

33 FLOOD	68 WILDFIRE	49 HEAT	42 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
Apr 24, 2025	Resale	Grant Deed	\$2,125,000	\$458	\$1.4M
Apr 23, 2024	Resale	Grant Deed	\$825,000	\$178	\$1.1M
Mar 11, 2020	Quitclaim	Quit Claim Transfer			\$72K
Nov 14, 2019	Quitclaim	Quit Claim Transfer			
Nov 14, 2019	Quitclaim	Quit Claim Transfer			\$512K
Oct 8, 2018	Quitclaim	Quit Claim Transfer			\$511K
Oct 8, 2018	Quitclaim	Quit Claim Transfer			
Nov 6, 2014	Quitclaim	Quit Claim Transfer			
Nov 6, 2014	Financing	Intrafamily Transfer			\$398K
Dec 9, 2013	Quitclaim	Quit Claim Transfer			
Feb 20, 2008	Quitclaim	Quit Claim Transfer			

Feb 20, 2008	Resale	Grant Deed	\$510,000	\$110	\$400K
--------------	--------	------------	-----------	-------	--------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.6 mi
Encina High School	High	9–12	1.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------