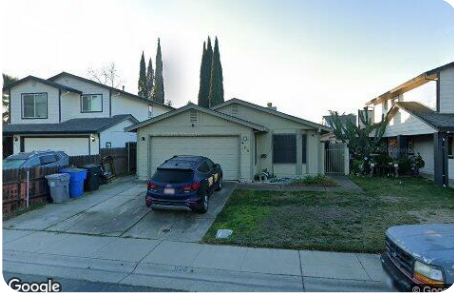


Single Family Residence **RESIDENTIAL**

926 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$389,278 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$389K

\$363K low

\$415K high

Last Sale

\$300,000 · Dec 20, 2018

Est. Owner Equity

\$182,278

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,238 (2025)
Assessed Value	\$341,343
Previous Assessed	\$334,651

PROPERTY FACTS

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

CLIMATE RISK

98
FLOOD

70
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
Dec 17, 2018	Resale	Grant Deed	\$300,000	\$248	\$207K
Jun 26, 2015	Resale	Grant Deed	\$221,000	\$182	\$185K
Sep 11, 2008	Resale	Grant Deed	\$175,000	\$145	\$172K
Jun 12, 2008	Non-arms-length	Trustees Deed	\$123,550	\$102	
Nov 20, 2006	Financing	Intrafamily Transfer			\$311K
Jul 27, 2004	Quitclaim	Quit Claim Transfer			
Jul 27, 2004	Resale	Grant Deed	\$265,000	\$219	\$212K
Feb 13, 2004	Resale	Grant Deed	\$205,000	\$169	\$205K
Apr 27, 1994	Resale	Grant Deed	\$98,000	\$81	\$93K
Sep 11, 1989	Quitclaim	Quit Claim Transfer			\$6K

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

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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