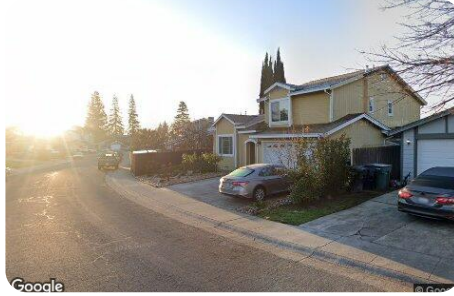
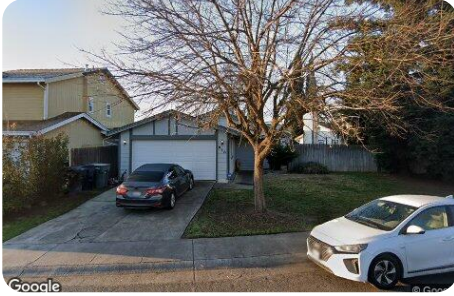


Single Family Residence **RESIDENTIAL**

918 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$363,832 TopHap Estimate · \$341 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,067 ft²
LIVING AREA

0.14 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$364K

\$335K low

\$393K high

Last Sale

\$200,000 · Dec 4, 2015

Est. Owner Equity

\$182,382

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,159 (2025)
Assessed Value	\$241,366
Previous Assessed	\$236,634

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
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
Oct 27, 2022	Financing	Intrafamily Transfer			
Dec 3, 2015	Resale	Grant Deed	\$200,000	\$187	\$181K
Dec 19, 2012	Resale	Grant Deed	\$155,000	\$145	\$152K
May 14, 2010	Resale	Grant Deed	\$128,000	\$120	\$126K
Mar 24, 2010	Non-arms-length	Trustees Deed	\$125,000	\$117	
Mar 21, 2008	Quitclaim	Quit Claim Transfer			
Oct 28, 2002	Resale	Grant Deed	\$179,000	\$168	\$177K

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
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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	Absentee owner
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