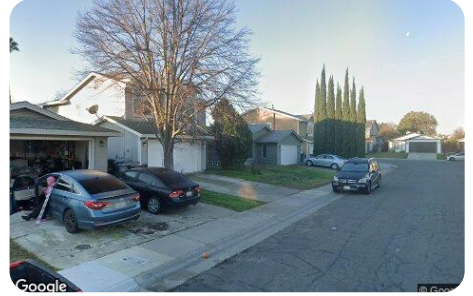


Single Family Residence **RESIDENTIAL**

938 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$400,580 TopHap Estimate · \$331 / ft² · confidence 96 · 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

\$401K

\$384K low

\$417K high

Last Sale

\$390,000 · Apr 15, 2022

Est. Owner Equity

\$88,580

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,245 (2025)
Assessed Value	\$422,147
Previous Assessed	\$413,870

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

99 FLOOD	70 WILDFIRE	51 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2022	Non-arms-length	Grant Deed	\$390,000	\$322	\$312K
Apr 7, 2022	Financing	Intrafamily Transfer			
Aug 8, 2016	Resale	Grant Deed	\$262,000	\$216	\$257K
Jan 27, 2016	Resale	Grant Deed	\$182,000	\$150	\$100K
Dec 15, 2008	Recorded document	Grant Deed			
Apr 6, 2005	Financing	Grant Deed			\$120K
Jan 7, 2004	Resale	Grant Deed	\$218,000	\$180	\$78K
Jan 21, 2003	Quitclaim	Quit Claim Transfer			\$164K
Jun 27, 2001	Resale	Grant Deed	\$153,000	\$126	\$151K
Jun 20, 1994	Resale	Grant Deed	\$100,000	\$83	\$99K
Feb 21, 1990	Resale	Grant Deed	\$106,000	\$88	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.5 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	Absentee owner
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