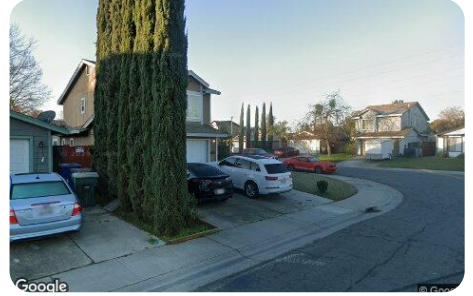
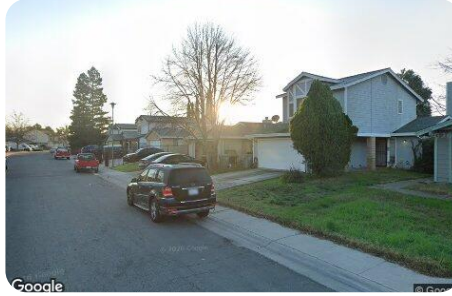
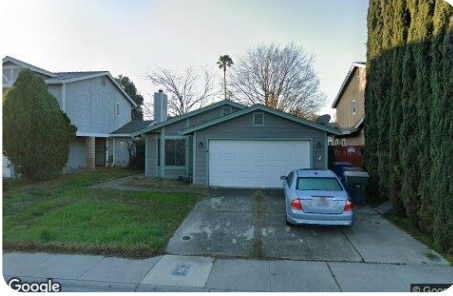


Single Family Residence **RESIDENTIAL**

946 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$386,180 TopHap Estimate · \$319 / ft² · confidence 95 · 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

\$386K

\$367K low

\$406K high

Last Sale

\$280,000 · Apr 25, 2018

Est. Owner Equity

\$41,410

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,132 (2025)
Assessed Value	\$324,959
Previous Assessed	\$318,588

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2018	Resale	Grant Deed	\$280,000	\$231	\$286K
Sep 13, 2016	Quitclaim	Quit Claim Transfer			
Nov 8, 2016	Financing	Intrafamily Transfer			
Jun 22, 2012	Resale	Grant Deed	\$105,000	\$87	\$103K
Dec 18, 2006	Financing	Grant Deed			\$272K
Feb 3, 2005	Resale	Grant Deed	\$270,000	\$223	\$216K
Aug 13, 1999	Resale	Grant Deed	\$101,000	\$83	\$101K
Sep 30, 1992	Financing	Grant Deed			\$102K
Jul 13, 1990	Resale	Grant Deed	\$63,500	\$52	\$102K

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	Owner occupied
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