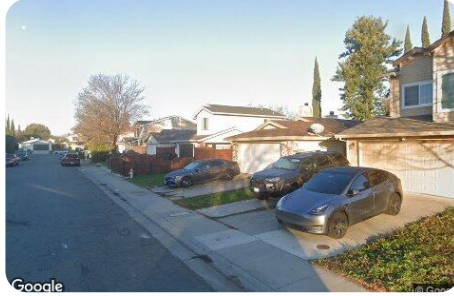


Single Family Residence **RESIDENTIAL**

# 923 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

**\$457,808** TopHap Estimate · \$331 / ft² · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,385 ft²**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**1987**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$458K**

\$446K low

\$470K high

Last Sale

**\$460,000 · Jul 6, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**107%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,885 (2025) |
| Assessed Value    | \$478,584      |
| Previous Assessed | \$469,200      |

## PROPERTY FACTS

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

## CLIMATE RISK

**98**  
FLOOD

**60**  
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 <sup>2</sup> | LOAN   |
|--------------|-------------------|--------------------|-----------|--------------------|--------|
| Jul 5, 2023  | Resale            | Grant Deed         | \$460,000 | \$332              | \$470K |
| Oct 22, 2019 | Resale            | Grant Deed         | \$330,000 | \$238              | \$320K |
| Apr 16, 2019 | Resale            | Grant Deed         | \$240,000 | \$173              |        |
| Apr 16, 2019 | Recorded document | Affidavit Of Death |           |                    |        |
| Jun 8, 2001  | Resale            | Grant Deed         | \$152,500 | \$110              | \$150K |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>93</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>35,771</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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