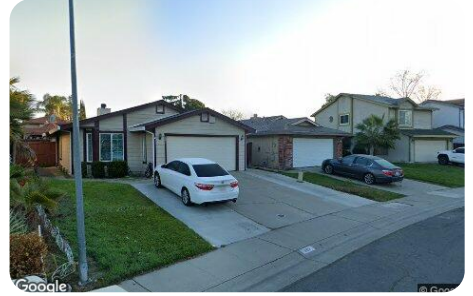
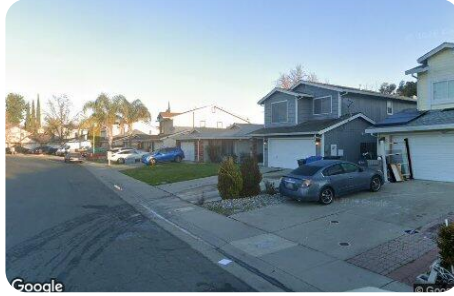


Single Family Residence **RESIDENTIAL**

891 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$407,980 TopHap Estimate · \$295 / ft² · confidence 96 · 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

\$408K

\$391K low

\$425K high

Last Sale

\$120,000 · Mar 16, 2011

Est. Owner Equity

\$71,980

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,198 (2025)
Assessed Value	\$156,802
Previous Assessed	\$153,728

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

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
Jun 21, 2016	Financing	Intrafamily Transfer			\$169K
Mar 14, 2011	Recorded document	Grant Deed			
Feb 8, 2011	Resale	Grant Deed	\$120,000	\$87	\$117K
Dec 13, 2010	Foreclosure sale	Trustees Deed	\$109,761	\$79	
Apr 30, 1998	Resale	Grant Deed	\$96,000	\$69	\$96K

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	2.5 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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