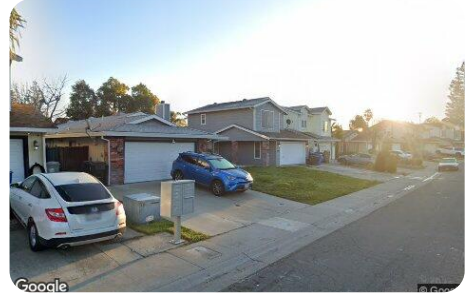
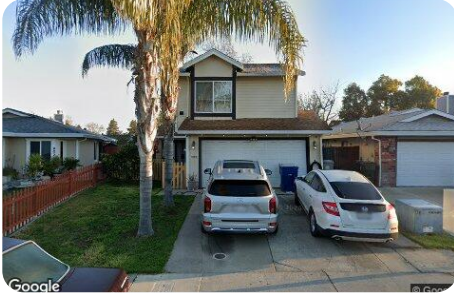


Single Family Residence **RESIDENTIAL**

903 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$475,293 TopHap Estimate · \$295 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,609 ft²
LIVING AREA

0.11 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$475K

\$463K low

\$488K high

Last Sale

\$267,000 · Feb 16, 2017

Est. Owner Equity

\$285,293

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,055 (2025)
Assessed Value	\$316,066
Previous Assessed	\$309,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
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
May 22, 2020	Quitclaim	Quit Claim Transfer			
Feb 9, 2017	Resale	Grant Deed	\$267,000	\$166	\$200K
Mar 30, 2012	Quitclaim	Quit Claim Transfer			
May 13, 2010	Resale	Grant Deed	\$175,000	\$109	\$173K
Apr 7, 2010	Non-arms-length	Trustees Deed	\$145,000	\$90	
Aug 18, 2004	Resale	Grant Deed	\$321,500	\$200	\$257K
Dec 5, 2003	Resale	Grant Deed	\$249,000	\$155	\$224K
Nov 2, 1998	Resale	Grant Deed	\$125,500	\$78	\$123K

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	2.5 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------