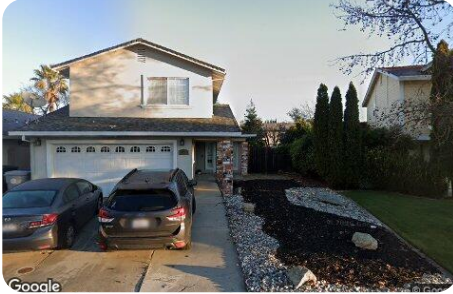


Single Family Residence **RESIDENTIAL**

# 915 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

**\$467,484** TopHap Estimate · \$291 / ft² · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,609 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$467K**

\$436K low

\$499K high

Last Sale

**\$467,000 · Dec 23, 2025**

Est. Owner Equity

**\$17,180**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,510 (2025) |
| Assessed Value    | \$467,000      |
| Previous Assessed | \$355,430      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.13                    |
| 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   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 15, 2025 | Resale    | Grant Deed          | \$467,000 | \$290              | \$450K |
| Oct 22, 2019 | Resale    | Grant Deed          | \$325,000 | \$202              | \$315K |
| Sep 24, 2015 | Resale    | Grant Deed          | \$245,000 | \$152              | \$241K |
| Oct 29, 2010 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 28, 2010 | Resale    | Grant Deed          | \$149,500 | \$93               | \$153K |
| Feb 15, 2006 | Quitclaim | Quit Claim Transfer |           |                    | \$238K |
| Dec 27, 2001 | Resale    | Grant Deed          | \$165,000 | \$103              | \$132K |
| Sep 27, 2000 | Resale    | Grant Deed          | \$138,000 | \$86               | \$104K |

## 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

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

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

## OWNERSHIP

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