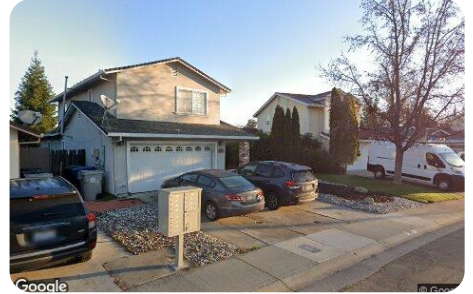
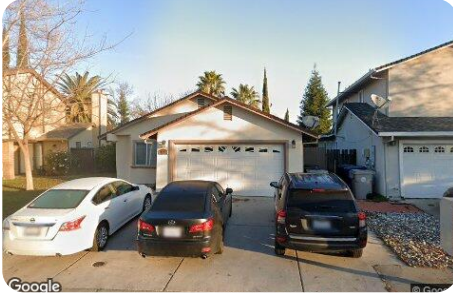


Single Family Residence **RESIDENTIAL**

919 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$509,084 TopHap Estimate · \$420 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$509K

\$492K low

\$526K high

Last Sale

\$325,000 · Sep 19, 2017

Est. Owner Equity

\$244,284

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,738 (2025)
Assessed Value	\$377,066
Previous Assessed	\$369,674

PROPERTY FACTS

Property Type	Single Family Residence
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 ²	LOAN
Sep 18, 2017	Resale	Grant Deed	\$325,000	\$268	\$303K
May 16, 2014	Quitclaim	Quit Claim Transfer			
Aug 10, 2005	Quitclaim	Quit Claim Transfer			\$100K
Jul 7, 2005	Financing	Intrafamily Transfer			\$164K
Apr 6, 2001	Resale	Grant Deed	\$130,000	\$107	\$104K
Jan 29, 2001	Recorded document	Grant Deed			
Dec 27, 2000	Non-arms-length	Trustees Deed	\$123,105	\$102	
May 19, 1999	Resale	Grant Deed	\$109,500	\$90	\$109K
Apr 30, 1993	Quitclaim	Quit Claim Transfer			\$129K
Jun 14, 1991	Resale	Grant Deed	\$134,000	\$111	\$130K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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