

Single Family Residence **RESIDENTIAL**

441 ROSS WAY

SACRAMENTO, CA 95864

\$1,207,395 TopHap Estimate · \$261 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

3

BATHS

4,633 ft²

LIVING AREA

0.33 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$658,500 · Jul 26, 2013

Est. Owner Equity

\$388,995

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$10,765 (2025)
Assessed Value	\$925,365
Previous Assessed	\$907,221

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

33 FLOOD	46 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2013	Resale	Grant Deed	\$658,500	\$142	\$527K
Jan 18, 2012	Quitclaim	Quit Claim Transfer			
Jan 18, 2012	Financing	Intrafamily Transfer			\$417K
Sep 29, 2011	Quitclaim	Quit Claim Transfer			
Aug 17, 2008	Resale	Grant Deed	\$498,000	\$107	\$398K
Sep 28, 2006	Quitclaim	Quit Claim Transfer			
Sep 28, 2006	Quitclaim	Quit Claim Transfer			
Mar 15, 2006	Resale	Grant Deed	\$540,000	\$117	\$483K
Feb 20, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.6 mi
Encina High School	High	9–12	1.9 mi

District: San Juan 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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