

Single Family Residence **RESIDENTIAL**

451 ROSS WAY

SACRAMENTO, CA 95864

\$845,550 TopHap Estimate · \$525 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,611 ft²

LIVING AREA

0.4 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$846K

\$706K low

\$985K high

Last Sale

\$194,000 · Dec 30, 1994

Est. Owner Equity

\$693,050

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$3,874 (2025)
Assessed Value	\$338,748
Previous Assessed	\$325,244

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.40
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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	\$/FT²	LOAN
Dec 3, 2021	Financing	Intrafamily Transfer			
Dec 3, 2021	Financing	Intrafamily Transfer			
Jan 25, 2013	Quitclaim	Quit Claim Transfer			
Jun 19, 1997	Quitclaim	Quit Claim Transfer			\$127K
Dec 30, 1994	Resale	Grant Deed	\$194,000	\$120	\$124K

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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