

Single Family Residence **RESIDENTIAL**

421 ROSS WAY

SACRAMENTO, CA 95864

\$1,259,326 TopHap Estimate · \$291 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,325 ft²

LIVING AREA

0.33 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$765,000 · Nov 10, 2015

Est. Owner Equity

\$553,490

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,588 (2025)
Assessed Value	\$988,918
Previous Assessed	\$969,529

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

33 FLOOD	67 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2024	Financing	Intrafamily Transfer			
Mar 13, 2020	Quitclaim	Quit Claim Transfer			\$456K
Nov 3, 2015	Resale	Grant Deed	\$765,000	\$177	\$475K
Nov 14, 2001	Quitclaim	Quit Claim Transfer			\$400K
Aug 5, 1998	Resale	Grant Deed	\$332,500	\$77	\$266K
Jun 8, 1995	Resale	Grant Deed	\$332,500	\$77	\$266K
Feb 1, 1993	Quitclaim	Quit Claim Transfer			\$129K

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

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

OWNERSHIP

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