

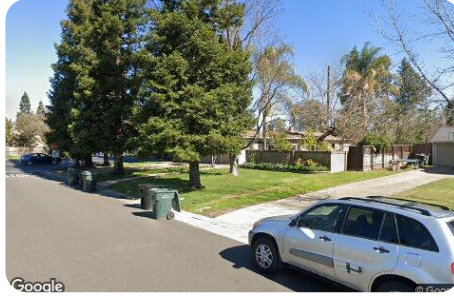
Single Family Residence

RESIDENTIAL

440 ROSS WAY

SACRAMENTO, CA 95864

\$868,344 TopHap Estimate · \$448 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,938 ft²

LIVING AREA

0.32 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$868K

\$776K low

\$961K high

Last Sale

\$680,000 · Nov 17, 2022

Est. Owner Equity

\$433,344

Loan-to-Value

51%

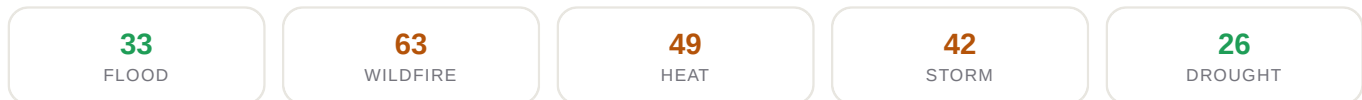
TAX & ASSESSMENT

Property Tax	\$9,100 (2025)
Assessed Value	\$775,927
Previous Assessed	\$760,714

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2022	Financing	Intrafamily Transfer			
Nov 3, 2022	Resale	Grant Deed	\$680,000	\$351	\$435K
Sep 21, 2001	Quitclaim	Quit Claim Transfer			
Sep 21, 2001	Quitclaim	Quit Claim Transfer			
Aug 9, 2000	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	Absentee owner
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