

Single Family Residence

RESIDENTIAL

450 ROSS WAY

SACRAMENTO, CA 95864

\$885,423 TopHap Estimate · \$476 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,860 ft²

LIVING AREA

0.37 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$885K

\$793K low

\$978K high

Last Sale

\$350,000 · Mar 26, 2010

Est. Owner Equity

\$316,173

Loan-to-Value

67%

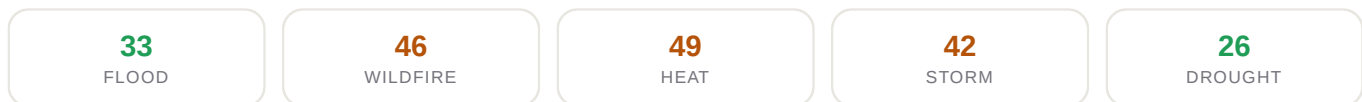
TAX & ASSESSMENT

Property Tax	\$5,787 (2025)
Assessed Value	\$489,887
Previous Assessed	\$480,283

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.37
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
Aug 7, 2013	Quitclaim	Quit Claim Transfer			
Mar 22, 2010	Recorded document	Grant Deed			
Jan 22, 2010	Resale	Grant Deed	\$350,000	\$188	
Nov 10, 2009	Non-arms-length	Trustees Deed	\$285,360	\$153	
Oct 31, 2005	Resale	Grant Deed	\$612,000	\$329	\$490K
Oct 25, 2004	Quitclaim	Quit Claim Transfer			
Nov 20, 2003	Quitclaim	Quit Claim Transfer			
Oct 23, 2001	Quitclaim	Quit Claim Transfer			
Jul 30, 1999	Resale	Grant Deed	\$195,000	\$105	\$146K

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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