

Single Family Residence **RESIDENTIAL**

430 ROSS WAY

SACRAMENTO, CA 95864

\$946,373 TopHap Estimate · \$468 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,021 ft²

LIVING AREA

0.32 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$946K

\$863K low

\$1M high

Est. Owner Equity

\$179,373

Loan-to-Value

84%

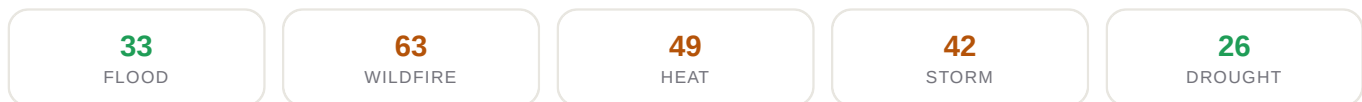
TAX & ASSESSMENT

Property Tax	\$6,113 (2025)
Assessed Value	\$526,468
Previous Assessed	\$516,146

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
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
Sep 25, 2024	Financing	Intrafamily Transfer			
Jul 15, 2013	Quitclaim	Quit Claim Transfer			
Aug 19, 1994	Financing	Grant Deed			\$41K
Jan 29, 1990	Resale	Grant Deed	\$255,000	\$126	\$230K

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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