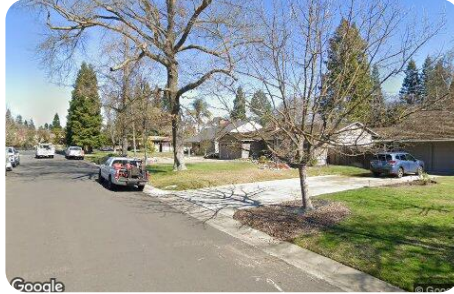


Single Family Residence **RESIDENTIAL**

420 ROSS WAY

SACRAMENTO, CA 95864

\$1,072,252 TopHap Estimate · \$497 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,159 ft²

LIVING AREA

0.32 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$740,000 · Feb 11, 2015

Est. Owner Equity

\$598,257

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$10,543 (2025)
Assessed Value	\$907,085
Previous Assessed	\$889,300

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	Yes

CLIMATE RISK

33
FLOOD

71
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	\$/FT ²	LOAN
Jul 14, 2020	Quitclaim	Quit Claim Transfer			
Feb 4, 2015	Resale	Grant Deed	\$740,000	\$343	\$400K
Jan 9, 2002	Resale	Grant Deed	\$580,000	\$269	\$464K
May 18, 2001	Resale	Grant Deed	\$299,000	\$138	
May 18, 2001	Quitclaim	Quit Claim Transfer			
May 18, 2001	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	Owner occupied
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