

Single Family Residence **RESIDENTIAL**

401 ROSS WAY

SACRAMENTO, CA 95864

\$1,355,094 TopHap Estimate · \$262 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

5,171 ft²

LIVING AREA

0.33 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$554,500 · Feb 10, 2016

Est. Owner Equity

\$0

Loan-to-Value

168%

TAX & ASSESSMENT

Property Tax	\$15,102 (2025)
Assessed Value	\$1,290,744
Previous Assessed	\$1,265,436

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

33 FLOOD	47 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2016	Resale	Grant Deed	\$554,500	\$107	\$440K
Jul 31, 2014	Quitclaim	Quit Claim Transfer			
Jul 31, 2014	Quitclaim	Quit Claim Transfer			
Nov 6, 2007	Financing	Intrafamily Transfer			\$544K
May 30, 2006	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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