

Single Family Residence **RESIDENTIAL**

883 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$383,206 TopHap Estimate · \$316 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,211 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$383K

\$370K low

\$396K high

Last Sale

\$320,000 · Feb 28, 2020

Est. Owner Equity

\$52,010

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$4,419 (2025)
Assessed Value	\$356,960
Previous Assessed	\$349,962

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

98
FLOOD

70
WILDFIRE

51
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2020	Resale	Grant Deed	\$320,000	\$264	\$314K
Feb 28, 2019	Resale	Grant Deed	\$300,000	\$248	\$294K
Jun 4, 2003	Quitclaim	Quit Claim Transfer			\$97K
Apr 1, 1997	Resale	Trustees Deed	\$95,000	\$78	\$97K
Apr 1, 1997	Quitclaim	Quit Claim Transfer			
Jan 6, 1997	Non-arms-length	Trustees Deed	\$92,500	\$76	
Jul 1, 1996	Recorded document	Grant Deed			
Jun 28, 1991	Resale	Grant Deed	\$137,000	\$113	\$130K
Aug 25, 1989	Resale	Grant Deed	\$105,000	\$87	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.4 mi
Grant Union High School	High	9–12	2.5 mi

District: Twin Rivers 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 95834

93 CRIME INDEX	82 AIR POLLUTION	35,771 POPULATION	\$89K 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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