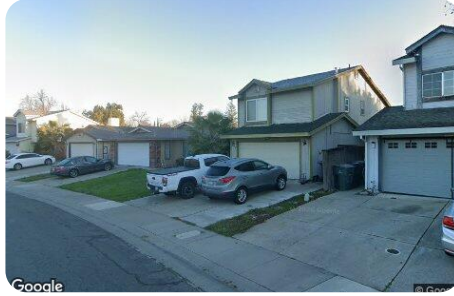


Single Family Residence **RESIDENTIAL**

875 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$455,542 TopHap Estimate · \$280 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,625 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$456K

\$438K low

\$473K high

Last Sale

\$252,500 · Sep 23, 2003

Est. Owner Equity

\$211,542

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,626 (2025)
Assessed Value	\$365,941
Previous Assessed	\$358,767

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
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
Nov 1, 2004	Financing	Grant Deed			\$244K
Sep 23, 2003	Non-arms-length	Grant Deed	\$252,500	\$155	\$240K
Mar 12, 2002	Quitclaim	Quit Claim Transfer			\$144K
Mar 2, 2000	Non-arms-length	Grant Deed	\$120,000	\$74	\$122K
Dec 28, 1999	Recorded document	Grant Deed			
Oct 14, 1999	Non-arms-length	Trustees Deed	\$128,385	\$79	
Mar 6, 1997	Non-arms-length	Grant Deed	\$120,000	\$74	\$119K

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	Absentee owner
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