

Single Family Residence **RESIDENTIAL**

867 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$441,297 TopHap Estimate · \$274 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,609 ft²
LIVING AREA

0.12 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$441K

\$423K low

\$459K high

Last Sale

\$159,000 · Jun 1, 2001

Est. Owner Equity

\$265,297

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,519 (2025)
Assessed Value	\$244,354
Previous Assessed	\$239,563

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2001	Resale	Grant Deed	\$159,000	\$99	\$151K
Jun 1, 2001	Recorded document	Grant Deed			
Mar 31, 2000	Resale	Grant Deed	\$135,000	\$84	\$135K

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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