

Single Family Residence **RESIDENTIAL**

871 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$374,997 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$375K

\$351K low

\$399K high

Last Sale

\$180,000 · Sep 6, 2013

Est. Owner Equity

\$206,997

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,992 (2025)
Assessed Value	\$225,054
Previous Assessed	\$220,642

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
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
Aug 22, 2013	Resale	Grant Deed	\$180,000	\$149	\$177K
Feb 13, 2010	Quitclaim	Quit Claim Transfer			
Aug 3, 2009	Non-arms-length	Trustees Deed	\$95,918	\$79	
Jan 31, 2001	Resale	Grant Deed	\$127,000	\$105	\$125K
Jan 30, 1998	Quitclaim	Quit Claim Transfer			
Jan 31, 1992	Non-arms-length	Grant Deed	\$32,000	\$26	

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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