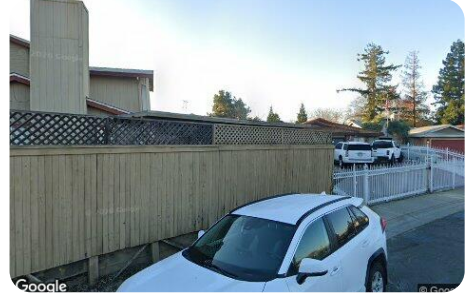


Single Family Residence **RESIDENTIAL**

876 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$429,397 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,385 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$429K

\$415K low

\$444K high

Last Sale

\$247,000 · Oct 24, 2016

Est. Owner Equity

\$196,497

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,678 (2025)
Assessed Value	\$292,372
Previous Assessed	\$286,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

99
FLOOD

60
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
Oct 17, 2016	Resale	Grant Deed	\$247,000	\$178	\$239K
Aug 2, 2012	Resale	Grant Deed	\$163,000	\$118	\$159K
Aug 2, 2012	Quitclaim	Quit Claim Transfer			
Feb 23, 2012	Resale	Grant Deed	\$98,500	\$71	
Dec 21, 2011	Foreclosure sale	Trustees Deed	\$135,000	\$97	
Jan 26, 2012	Recorded document	Grant Deed			
May 31, 2006	Quitclaim	Quit Claim Transfer			\$267K
Jun 11, 2003	Resale	Grant Deed	\$240,000	\$173	\$186K

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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