

Single Family Residence **RESIDENTIAL**

863 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$422,837 TopHap Estimate · \$305 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,385 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$405K low

\$440K high

Last Sale

\$410,000 · Aug 15, 2023

Est. Owner Equity

\$135,837

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,289 (2025)
Assessed Value	\$426,564
Previous Assessed	\$418,200

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	63 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
Jul 31, 2023	Resale	Grant Deed	\$410,000	\$296	\$287K
Jul 30, 1991	Resale	Grant Deed	\$140,000	\$101	\$126K
Mar 15, 1988	Resale	Grant Deed	\$101,000	\$73	\$102K

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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