

Single Family Residence

RESIDENTIAL

868 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$397,989

TopHap Estimate · \$329 / ft² · confidence 96 · 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

\$398K

\$381K low

\$415K high

Last Sale

\$375,000 · Apr 12, 2021

Est. Owner Equity

\$42,289

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$7,618 (2025)
Assessed Value	\$414,027
Previous Assessed	\$405,910

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

61
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
Apr 3, 2021	Resale	Grant Deed	\$375,000	\$310	\$356K
Feb 22, 2005	Resale	Grant Deed	\$304,000	\$251	\$243K
May 8, 2001	Resale	Grant Deed	\$147,000	\$121	\$145K
Mar 5, 1999	Financing	Grant Deed			\$76K
Aug 8, 1994	Resale	Grant Deed	\$105,000	\$87	\$95K

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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