

Single Family Residence **RESIDENTIAL**

2316 ROBALO CT

GOLD RIVER, CA 95670

\$609,482 TopHap Estimate · \$304 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,004 ft²
LIVING AREA

0.12 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$609K

\$551K low

\$668K high

Last Sale

\$600,000 · Jun 27, 2025

Est. Owner Equity

\$129,482

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,590 (2025)
Assessed Value	\$612,000
Previous Assessed	\$379,229

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

28
FLOOD

36
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2025	Resale	Grant Deed	\$600,000	\$299	\$480K
Apr 25, 2025	Financing	Intrafamily Transfer			\$416K
Feb 28, 2013	Quitclaim	Quit Claim Transfer			
Feb 28, 2013	Quitclaim	Quit Claim Transfer			\$227K
Dec 22, 2010	Quitclaim	Quit Claim Transfer			
Nov 3, 2010	Financing	Intrafamily Transfer			\$245K
Jul 27, 2009	Resale	Grant Deed	\$275,000	\$137	\$248K
Jul 21, 2009	Recorded document	Grant Deed			
Aug 18, 1997	Resale	Grant Deed	\$153,500	\$77	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.8 mi
Rio Americano High School	High	9–12	6.0 mi

District: San Juan 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 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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