

Single Family Residence **RESIDENTIAL**

879 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$450,278 TopHap Estimate · \$280 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,609 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$450K

\$438K low

\$463K high

Last Sale

\$165,500 · May 15, 2013

Est. Owner Equity

\$315,278

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,809 (2025)
Assessed Value	\$207,485
Previous Assessed	\$203,418

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	70 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 28, 2022	Financing	Intrafamily Transfer			
May 7, 2013	Resale	Grant Deed	\$165,500	\$103	\$135K
May 7, 2013	Quitclaim	Quit Claim Transfer			
Aug 31, 2012	Recorded document	Grant Deed			
Aug 29, 2012	Non-arms-length	Trustees Deed	\$182,986	\$114	
Aug 26, 2008	Resale	Grant Deed	\$165,000	\$103	\$162K
Jul 27, 2006	Resale	Grant Deed	\$354,000	\$220	\$266K
May 21, 2003	Resale	Grant Deed	\$230,000	\$143	\$184K
Nov 30, 2000	Recorded document	Trustees Deed			
Nov 30, 2000	Quitclaim	Quit Claim Transfer			

Nov 30, 2000	Resale	Trustees Deed	\$124,500	\$77	\$100K
Mar 30, 1993	Quitclaim	Quit Claim Transfer			\$118K
May 11, 1988	Resale	Grant Deed	\$101,500	\$63	\$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	Owner occupied
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