

Single Family Residence **RESIDENTIAL**

931 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$461,519 TopHap Estimate · \$333 / ft² · confidence 95 · 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

\$462K

\$439K low

\$484K high

Last Sale

\$460,000 · Feb 13, 2025

Est. Owner Equity

\$69,782

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,630 (2025)
Assessed Value	\$469,200
Previous Assessed	\$447,372

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

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
Feb 11, 2025	Resale	Grant Deed	\$460,000	\$332	\$392K
Oct 18, 2022	Financing	Intrafamily Transfer			
Oct 17, 2022	Resale	Grant Deed	\$430,000	\$310	\$301K
Jun 21, 2012	Quitclaim	Quit Claim Transfer			\$137K
Mar 10, 2009	Quitclaim	Quit Claim Transfer			
Feb 24, 2009	Resale	Grant Deed	\$145,000	\$105	\$142K
Dec 2, 2008	Non-arms-length	Trustees Deed	\$110,884	\$80	
May 15, 2006	Resale	Grant Deed	\$332,000	\$240	\$266K
Jan 5, 2004	Resale	Grant Deed	\$10,000	\$7	
Apr 30, 1996	Resale	Grant Deed	\$95,000	\$69	\$97K

Jan 12, 1996	Recorded document	Trustees Deed		
Jan 12, 1996	Non-arms-length	Trustees Deed	\$100,000	\$72

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.5 mi
Grant Union High School	High	9–12	2.6 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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