

Single Family Residence **RESIDENTIAL**

859 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$359,277 TopHap Estimate · \$297 / ft² · confidence 92 · 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

\$359K

\$331K low

\$388K high

Est. Owner Equity

\$259,276

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,394 (2025)
Assessed Value	\$180,038
Previous Assessed	\$176,509

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

63
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 1, 2021	Financing	Intrafamily Transfer			
Mar 22, 1988	Resale	Grant Deed	\$91,500	\$76	

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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