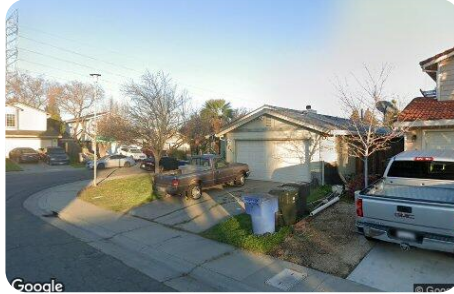


Single Family Residence **RESIDENTIAL**

947 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$417,253 TopHap Estimate · \$301 / ft² · confidence 97 · 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

\$417K

\$404K low

\$431K high

Last Sale

\$178,000 · Mar 26, 2013

Est. Owner Equity

\$237,158

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,879 (2025)
Assessed Value	\$223,563
Previous Assessed	\$219,180

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

99
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
Mar 13, 2013	Resale	Grant Deed	\$178,000	\$129	\$175K
Jan 18, 2013	Quitclaim	Quit Claim Transfer			
Jan 18, 2013	Resale	Grant Deed	\$317,500	\$229	
Jan 18, 2006	Quitclaim	Quit Claim Transfer			\$312K
Nov 22, 2004	Resale	Grant Deed	\$308,000	\$222	\$298K
Aug 17, 1990	Resale	Grant Deed	\$152,500	\$110	\$106K

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
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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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