

Single Family Residence **RESIDENTIAL**

350 ROSS WAY

SACRAMENTO, CA 95864

\$1,300,676 TopHap Estimate · \$399 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,258 ft²

LIVING AREA

0.32 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$678,000 · Mar 25, 2004

Est. Owner Equity

\$978,176

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$11,430 (2025)
Assessed Value	\$983,234
Previous Assessed	\$963,955

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

36 FLOOD	70 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2020	Quitclaim	Quit Claim Transfer			
Mar 25, 2004	Resale	Grant Deed	\$678,000	\$208	\$542K
Mar 25, 2004	Quitclaim	Quit Claim Transfer			
Aug 8, 2002	Quitclaim	Quit Claim Transfer			
Oct 15, 1997	Resale	Grant Deed	\$379,500	\$116	\$300K
Dec 31, 1993	Resale	Grant Deed	\$325,000	\$100	\$220K
Feb 25, 1992	Quitclaim	Quit Claim Transfer			\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.6 mi
Encina High School	High	9–12	2.0 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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