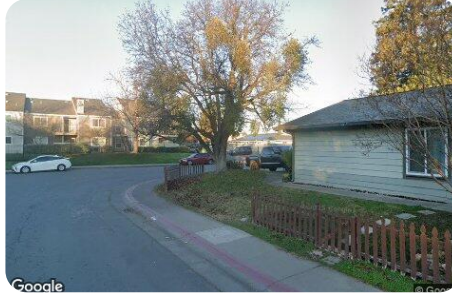


Single Family Residence **RESIDENTIAL**

# 851 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

**\$377,197** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,211 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$377K**

\$356K low

\$399K high

Last Sale

**\$300,000 · Sep 24, 2019**

Est. Owner Equity

**\$152,197**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,249 (2025) |
| Assessed Value    | \$334,650      |
| Previous Assessed | \$328,089      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**99**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 19, 2019 | Resale    | Grant Deed          | \$300,000 | \$248              | \$225K |
| Jan 29, 2019 | Resale    | Grant Deed          | \$280,000 | \$231              |        |
| Jul 31, 2017 | Resale    | Grant Deed          | \$274,000 | \$226              | \$219K |
| Aug 9, 2011  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 10, 2009 | Resale    | Grant Deed          | \$130,000 | \$107              | \$104K |
| Aug 1, 2003  | Resale    | Grant Deed          | \$199,500 | \$165              | \$160K |
| Aug 27, 2002 | Financing | Grant Deed          |           |                    | \$119K |
| Jan 29, 1999 | Resale    | Grant Deed          | \$98,500  | \$81               | \$97K  |
| Apr 4, 1988  | Resale    | Grant Deed          | \$85,000  | \$70               |        |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>35,771</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|