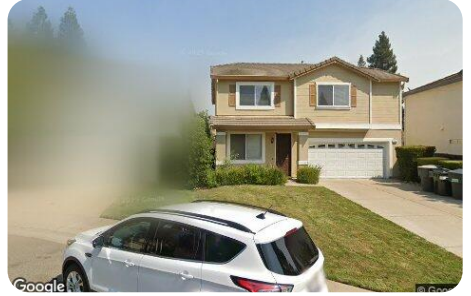


Single Family Residence **RESIDENTIAL**

2313 ROBALO CT

GOLD RIVER, CA 95670

\$452,418 TopHap Estimate · \$296 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,527 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$452K

\$405K low

\$500K high

Last Sale

\$213,500 · Nov 15, 2012

Est. Owner Equity

\$281,618

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,294 (2025)
Assessed Value	\$268,154
Previous Assessed	\$262,897

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

28 FLOOD	36 WILDFIRE	53 HEAT	44 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	\$/FT²	LOAN
May 8, 2018	Quitclaim	Quit Claim Transfer			
Nov 12, 2012	Resale	Grant Deed	\$213,500	\$140	\$171K
Nov 9, 2012	Recorded document	Grant Deed			
Aug 16, 2005	Resale	Grant Deed	\$415,000	\$272	\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.8 mi
Rio Americano High School	High	9–12	6.0 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 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	Absentee owner
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