

Single Family Residence **RESIDENTIAL**

# 351 ROSS WAY

SACRAMENTO, CA 95864

**\$1,287,890** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,800 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.3M high

Last Sale

**\$569,000 · Aug 29, 2001**

Est. Owner Equity

**\$253,990**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,813 (2025) |
| Assessed Value    | \$1,008,232     |
| Previous Assessed | \$988,464       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.33                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 71<br>WILDFIRE | 49<br>HEAT | 42<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Dec 20, 2002 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 18, 2002 | Quitclaim | Quit Claim Transfer |           |        | \$523K |
| Sep 12, 2001 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 29, 2001 | Resale    | Grant Deed          | \$569,000 | \$150  | \$455K |
| Jan 30, 1998 | Resale    | Grant Deed          | \$330,000 | \$87   | \$264K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>25,072</b><br>POPULATION | <b>\$119K</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 | <b>Absentee owner</b> |
|-----------|-----------------------|