

Single Family Residence **RESIDENTIAL**

8012 RENTON WAY

SACRAMENTO, CA 95828

\$428,063 TopHap Estimate · \$235 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

1,818 ft²
LIVING AREA

0.15 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$428K

\$402K low

\$454K high

Last Sale

\$365,000 · Feb 24, 2020

Est. Owner Equity

\$69,675

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax

\$4,230 (2025)

Assessed Value

\$407,157

Previous Assessed

\$399,175

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	41 WILDFIRE	49 HEAT	40 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2020	Resale	Grant Deed	\$365,000	\$201	\$358K
Mar 21, 2017	Quitclaim	Quit Claim Transfer			
Jul 29, 2015	Resale	Grant Deed	\$255,000	\$140	
Mar 9, 2015	Non-arms-length	Trustees Deed	\$176,000	\$97	
Nov 20, 2008	Resale	Grant Deed	\$175,000	\$96	\$173K
Dec 14, 2005	Resale	Grant Deed	\$376,000	\$207	\$301K
Dec 31, 2003	Quitclaim	Quit Claim Transfer			\$110K
Feb 25, 1992	Quitclaim	Quit Claim Transfer			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Rutter Middle Schools	Middle	7–8	0.7 mi
David Reese Elementary School	Elementary	KG–6	0.8 mi
Florin High School	High	9–12	1.4 mi

District: Elk Grove 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 95828

68 CRIME INDEX	91 AIR POLLUTION	64,367 POPULATION	\$70K 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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