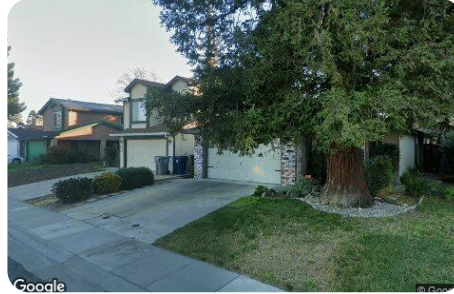


Single Family Residence **RESIDENTIAL**

855 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$342,265 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,067 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$342K

\$321K low

\$363K high

Last Sale

\$99,500 · Aug 31, 1999

Est. Owner Equity

\$241,770

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,093 (2025)
Assessed Value	\$155,958
Previous Assessed	\$152,901

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
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 ²	LOAN
Aug 31, 1999	Resale	Grant Deed	\$99,500	\$93	\$97K

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

93 CRIME INDEX	82 AIR POLLUTION	35,771 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	Owner occupied
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