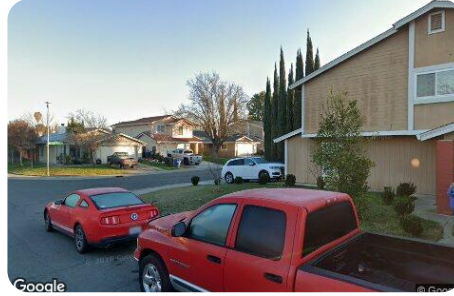


Single Family Residence **RESIDENTIAL**

950 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$469,000 TopHap Estimate · \$291 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,609 ft²
LIVING AREA

0.13 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$469K

\$449K low

\$489K high

Last Sale

\$299,000 · Oct 27, 2017

Est. Owner Equity

\$117,335

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,329 (2025)
Assessed Value	\$347,009
Previous Assessed	\$340,206

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

99 FLOOD	70 WILDFIRE	51 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2017	Resale	Grant Deed	\$299,000	\$186	\$294K
May 11, 2015	Resale	Grant Deed	\$245,000	\$152	\$233K
May 1, 2008	Recorded document	Grant Deed			
May 5, 2008	Resale	Grant Deed	\$180,000	\$112	\$162K
Jul 23, 2007	Non-arms-length	Trustees Deed	\$333,442	\$207	
Jun 29, 2006	Resale	Grant Deed	\$385,000	\$239	\$308K
Apr 21, 2005	Resale	Grant Deed	\$355,000	\$221	\$278K
Aug 30, 2002	Resale	Grant Deed	\$200,000	\$124	\$197K
Jan 22, 1998	Resale	Grant Deed	\$118,000	\$73	\$117K
Sep 12, 1997	Non-arms-length	Grant Deed	\$105,127	\$65	

Aug 27, 1997 Non-arms-length Trustees Deed \$105,129 \$65

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.5 mi
Grant Union High School	High	9–12	2.6 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