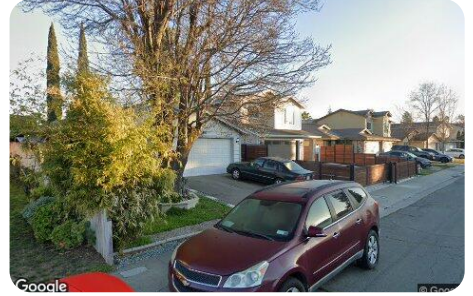
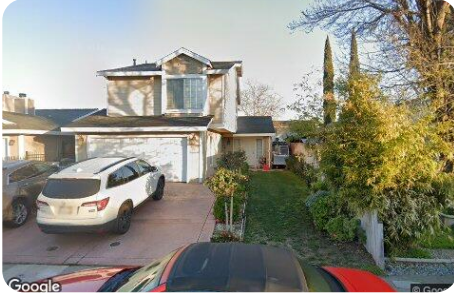


Single Family Residence **RESIDENTIAL**

939 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$464,969 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,609 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$465K

\$447K low

\$483K high

Last Sale

\$201,500 · Jun 3, 2013

Est. Owner Equity

\$256,456

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,329 (2025)
Assessed Value	\$253,081
Previous Assessed	\$248,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

99 FLOOD	60 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
May 29, 2013	Resale	Grant Deed	\$201,500	\$125	\$187K
Mar 11, 2013	Resale	Grant Deed	\$146,000	\$91	
Sep 2, 1999	Resale	Grant Deed	\$125,000	\$78	\$124K
May 30, 1997	Resale	Grant Deed	\$109,000	\$68	\$87K

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
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