

Single Family Residence **RESIDENTIAL**

8612 RUBICON RIVER WAY

SACRAMENTO, CA 95828

\$626,851 TopHap Estimate · \$379 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,655 ft²
LIVING AREA

0.13 ac
LOT SIZE

2025
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$627K

\$540K low

\$713K high

Last Sale

\$606,000 · Feb 21, 2025

Est. Owner Equity

\$7,836

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$8,214 (2025)
Assessed Value	\$618,106
Previous Assessed	\$437,340

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

35
FLOOD

78
WILDFIRE

49
HEAT

40
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Tsukamoto Elementary School	Elementary	KG–6	0.8 mi
T. R. Smedberg Middle School	Middle	7–8	2.3 mi
Sheldon High School	High	9–12	2.4 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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