

Single Family Residence **RESIDENTIAL**

8596 RUBICON RIVER WAY

SACRAMENTO, CA 95828

\$552,273 TopHap Estimate · \$406 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,360 ft²
LIVING AREA

0.13 ac
LOT SIZE

2025
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$552K

\$508K low

\$597K high

Last Sale

\$547,000 · May 7, 2025

Est. Owner Equity

\$36,404

Loan-to-Value

93%

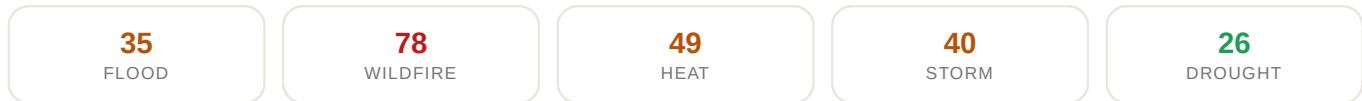
TAX & ASSESSMENT

Property Tax	\$5,935 (2025)
Assessed Value	\$557,940
Previous Assessed	\$262,237

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2025	Financing	Intrafamily Transfer			
May 5, 2025	Resale	Grant Deed	\$547,000	\$402	\$516K

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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