

Single Family Residence **RESIDENTIAL**

# 3151 RUBICON WAY

SACRAMENTO, CA 95821

**\$539,298** TopHap Estimate · \$289 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,869 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**3**

PARKING

## VALUATION

**\$539K**

\$500K low

\$578K high

Last Sale

**\$175,000 · Jul 6, 2020**

Est. Owner Equity

**\$81,798**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,391 (2025) |
| Assessed Value    | \$535,474      |
| Previous Assessed | \$524,976      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.27                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 61<br>WILDFIRE | 50<br>HEAT | 43<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Jul 1, 2020  | Resale          | Grant Deed           | \$175,000 | \$94   | \$140K |
| Jun 26, 2013 | Financing       | Intrafamily Transfer |           |        | \$169K |
| Dec 31, 2007 | Resale          | Grant Deed           | \$235,000 | \$126  | \$188K |
| Oct 9, 2007  | Non-arms-length | Trustees Deed        | \$340,000 | \$182  |        |
| May 28, 2004 | Resale          | Grant Deed           | \$414,000 | \$222  | \$331K |
| May 26, 2000 | Resale          | Grant Deed           | \$172,000 | \$92   | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Arcade Middle School          | Middle     | 6–8    | 1.1 mi   |
| Howe Avenue Elementary School | Elementary | EE–5   | 1.4 mi   |
| Encina High School            | High       | 9–12   | 2.2 mi   |

District: San Juan 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 95821

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,536</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|