

Single Family Residence **RESIDENTIAL**

4430 RUTGERS WAY

SACRAMENTO, CA 95821

\$603,045 TopHap Estimate · \$297 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,031 ft²
LIVING AREA

0.23 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

6
ROOMS

3
PARKING

VALUATION

\$603K

\$565K low

\$641K high

Est. Owner Equity

\$407,382

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,347 (2025)
Assessed Value	\$287,230
Previous Assessed	\$281,599

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	69 WILDFIRE	52 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2013	Recorded document	Grant Deed			
Oct 17, 2012	Recorded document	Affidavit Of Death			
Aug 25, 2003	Quitclaim	Quit Claim Transfer			\$207K
Jun 3, 1998	Quitclaim	Quit Claim Transfer			\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pasadena Avenue Elementary School	Elementary	EE–5	0.2 mi
Mira Loma High School	High	9–12	0.7 mi
Winston Churchill Middle School	Middle	6–8	1.1 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

131 CRIME INDEX	89 AIR POLLUTION	41,536 POPULATION	\$67K 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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