

Single Family Residence **RESIDENTIAL**

1368 ROWENA WAY

SACRAMENTO, CA 95864

\$493,266 TopHap Estimate · \$339 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,455 ft²

LIVING AREA

0.25 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$493K

\$435K low

\$551K high

Last Sale

\$470,000 · Mar 28, 2025

Est. Owner Equity

\$493,266

TAX & ASSESSMENT

Property Tax	\$5,593 (2025)
Assessed Value	\$479,400
Previous Assessed	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

47
FLOOD

56
WILDFIRE

49
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2025	Resale	Grant Deed	\$470,000	\$323	
Mar 12, 2008	Recorded document	Affidavit Of Death			
Jan 18, 2008	Recorded document	Affidavit Of Death			
Oct 3, 2007	Quitclaim	Quit Claim Transfer			
Oct 3, 2007	Quitclaim	Quit Claim Transfer			
Jun 23, 1995	Resale	Grant Deed	\$127,000	\$87	\$102K
Dec 2, 1988	Non-arms-length	Grant Deed	\$23,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Edison Language Institute K-8 School	Elementary	KG–8	0.3 mi
Encina High School	High	9–12	0.7 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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