

Single Family Residence **RESIDENTIAL**

4449 RUTGERS WAY

SACRAMENTO, CA 95821

\$559,193 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,015 ft²

LIVING AREA

0.16 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$559K

\$520K low

\$599K high

Last Sale

\$274,000 · Mar 28, 2012

Est. Owner Equity

\$294,089

Loan-to-Value

46%

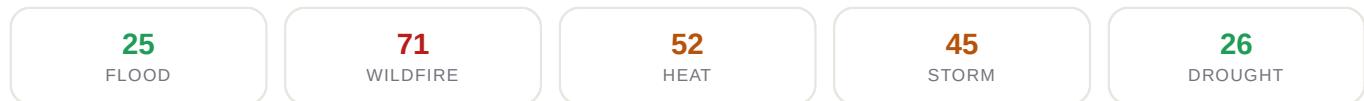
TAX & ASSESSMENT

Property Tax	\$4,084 (2025)
Assessed Value	\$350,740
Previous Assessed	\$343,864

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2012	Resale	Grant Deed	\$274,000	\$136	\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pasadena Avenue Elementary School	Elementary	EE–5	0.3 mi
Mira Loma High School	High	9–12	0.8 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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