

Single Family Residence **RESIDENTIAL**

3051 RUBICON WAY

SACRAMENTO, CA 95821

\$603,670 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,003 ft²

LIVING AREA

0.27 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$604K

\$576K low

\$631K high

Est. Owner Equity

\$393,670

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,170 (2025)
Assessed Value	\$100,102
Previous Assessed	\$98,140

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

68
WILDFIRE

50
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2024	Financing	Intrafamily Transfer			\$200K
Jan 11, 2024	Financing	Intrafamily Transfer			
Feb 28, 2005	Recorded document	Affidavit Of Death			
Aug 12, 1992	Quitclaim	Quit Claim Transfer			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arcade Middle School	Middle	6–8	1.2 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

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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