

Single Family Residence **RESIDENTIAL**

2801 RUBICON WAY

SACRAMENTO, CA 95821

\$670,216 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,584 ft²

LIVING AREA

0.21 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$670K

\$637K low

\$704K high

Last Sale

\$132,000 · Jun 30, 1994

Est. Owner Equity

\$311,714

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,610 (2025)
Assessed Value	\$306,986
Previous Assessed	\$300,967

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

37 FLOOD	73 WILDFIRE	50 HEAT	43 STORM	26 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 1998	Quitclaim	Quit Claim Transfer			\$121K
Jun 30, 1994	Resale	Grant Deed	\$132,000	\$51	\$130K
Sep 23, 1988	Resale	Grant Deed	\$96,000	\$37	\$96K

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------