

Single Family Residence **RESIDENTIAL**

2941 RUBICON WAY

SACRAMENTO, CA 95821

\$503,528 TopHap Estimate · \$284 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,770 ft²

LIVING AREA

0.26 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$504K

\$444K low

\$563K high

Last Sale

\$255,000 · Jan 21, 2004

Est. Owner Equity

\$115,028

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,371 (2025)
Assessed Value	\$456,209
Previous Assessed	\$447,265

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

62
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
Sep 1, 2021	Financing	Intrafamily Transfer			\$358K
Sep 1, 2016	Recorded document	Affidavit Of Death			
May 20, 2005	Quitclaim	Quit Claim Transfer			
May 16, 2005	Recorded document	Grant Deed			
Apr 25, 2005	Financing	Intrafamily Transfer			\$249K
Jan 21, 2004	Resale	Grant Deed	\$255,000	\$144	\$204K
Oct 24, 2002	Resale	Grant Deed	\$235,000	\$133	\$200K
Mar 13, 2002	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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