

Single Family Residence

RESIDENTIAL

2797 RUBICON WAY

SACRAMENTO, CA 95821

\$490,706 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,567 ft²

LIVING AREA

0.21 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$491K

\$450K low

\$532K high

Last Sale

\$315,000 · Jul 28, 2008

Est. Owner Equity

\$189,206

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,954 (2025)
Assessed Value	\$413,740
Previous Assessed	\$405,628

PROPERTY FACTS

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

CLIMATE RISK

37 FLOOD	66 WILDFIRE	50 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2025	Financing	Intrafamily Transfer			
Dec 16, 2020	Financing	Gift Deed			
Nov 7, 2018	Quitclaim	Quit Claim Transfer			\$269K
Jul 23, 2008	Recorded document	Affidavit Of Death			
Jul 23, 2008	Resale	Grant Deed	\$315,000	\$201	\$310K
Apr 23, 1996	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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