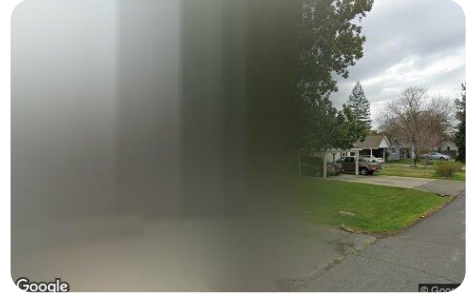


Single Family Residence **RESIDENTIAL**

2891 RUBICON WAY

SACRAMENTO, CA 95821

\$651,940 TopHap Estimate · \$168 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1

BATHS

3,891 ft²

LIVING AREA

0.26 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

9

ROOMS

1

PARKING

VALUATION

\$652K

\$631K low

\$672K high

Last Sale

\$360,000 · Nov 14, 2018

Est. Owner Equity

\$194,549

Loan-to-Value

70%

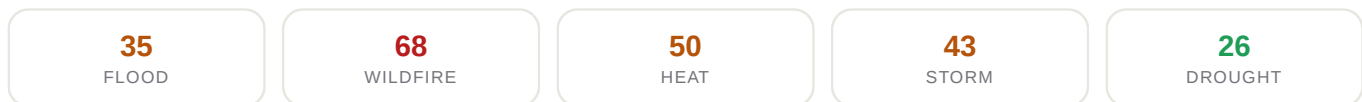
TAX & ASSESSMENT

Property Tax	\$7,575 (2025)
Assessed Value	\$409,613
Previous Assessed	\$401,582

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2022	Quitclaim	Quit Claim Transfer			
Nov 17, 2018	Financing	Intrafamily Transfer			
Oct 25, 2018	Resale	Grant Deed	\$360,000	\$93	\$353K
Aug 28, 1995	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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