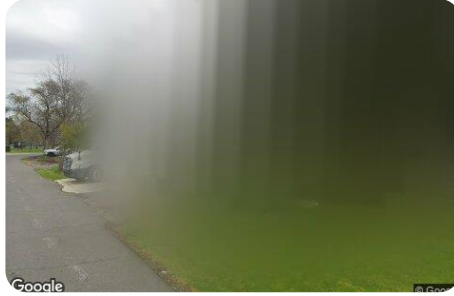


Single Family Residence **RESIDENTIAL**

2901 RUBICON WAY

SACRAMENTO, CA 95821

\$691,504 TopHap Estimate · \$276 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,507 ft²

LIVING AREA

0.26 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$692K

\$664K low

\$719K high

Last Sale

\$179,500 · Nov 14, 1996

Est. Owner Equity

\$453,804

Loan-to-Value

33%

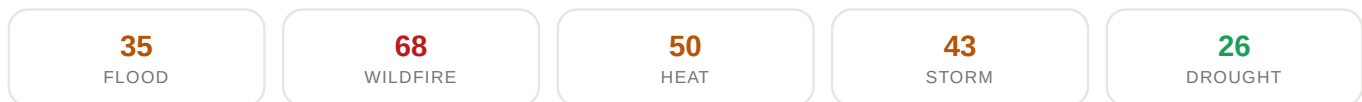
TAX & ASSESSMENT

Property Tax	\$3,507 (2025)
Assessed Value	\$298,165
Previous Assessed	\$292,319

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2017	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Financing	Intrafamily Transfer			\$198K
Nov 7, 2016	Recorded document	Affidavit Of Death			
Sep 17, 2012	Financing	Intrafamily Transfer			\$205K
Nov 26, 2001	Quitclaim	Quit Claim Transfer			\$190K
Nov 14, 1996	Resale	Grant Deed	\$179,500	\$72	\$144K
Apr 16, 1996	Recorded document	Trustees Deed			
Apr 16, 1996	Non-arms-length	Trustees Deed	\$207,826	\$83	
Apr 19, 1991	Quitclaim	Quit Claim Transfer			\$188K

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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