

Single Family Residence **RESIDENTIAL**

2800 RUBICON WAY

SACRAMENTO, CA 95821

\$454,736 TopHap Estimate · \$274 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,659 ft²

LIVING AREA

0.28 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$455K

\$423K low

\$486K high

Last Sale

\$230,000 · Feb 13, 2014

Est. Owner Equity

\$180,736

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,466 (2025)
Assessed Value	\$287,575
Previous Assessed	\$281,937

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

71
WILDFIRE

50
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2014	Resale	Grant Deed	\$230,100	\$139	\$226K

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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