

Single Family Residence **RESIDENTIAL**

2796 RUBICON WAY

SACRAMENTO, CA 95821

\$560,721 TopHap Estimate · \$229 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,446 ft²

LIVING AREA

0.33 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$561K

\$549K low

\$573K high

Last Sale

\$465,000 · Dec 11, 2019

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$6,460 (2025)
Assessed Value	\$563,599
Previous Assessed	\$508,432

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

71
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
Dec 10, 2019	Quitclaim	Quit Claim Transfer			
Dec 9, 2019	Resale	Grant Deed	\$465,000	\$190	\$456K
Mar 29, 2019	Resale	Grant Deed	\$395,000	\$161	
Mar 29, 2019	Recorded document	Affidavit Of Death			

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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