

Single Family Residence **RESIDENTIAL**

2174 RASSY WAY

SACRAMENTO, CA 95821

\$257,006 TopHap Estimate · \$554 / ft² · confidence 88 · as of Jul 14, 2026



1

BEDS

1

BATHS

464 ft²

LIVING AREA

0.12 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$257K

\$227K low

\$287K high

Last Sale

\$290,000 · Jul 10, 2024

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,478 (2025)
Assessed Value	\$295,799
Previous Assessed	\$290,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Pool	No

CLIMATE RISK

25 FLOOD	47 WILDFIRE	50 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2024	Resale	Grant Deed	\$290,000	\$625	\$276K
Aug 9, 2021	Non-arms-length	Grant Deed	\$195,000	\$420	\$167K
Aug 4, 2021	Quitclaim	Quit Claim Transfer			
Apr 19, 2015	Quitclaim	Quit Claim Transfer			
Apr 19, 2015	Quitclaim	Quit Claim Transfer			
Apr 22, 2009	Resale	Grant Deed	\$42,000	\$91	
Apr 23, 2009	Quitclaim	Quit Claim Transfer			
Dec 1, 2008	Non-arms-length	Trustees Deed	\$51,000	\$110	
Feb 21, 2007	Resale	Grant Deed	\$239,000	\$515	\$191K
Mar 16, 2005	Financing	Grant Deed			\$152K
Oct 21, 2004	Quitclaim	Quit Claim Transfer			\$45K
May 15, 2003	Quitclaim	Quit Claim Transfer			

Feb 20, 2003	Resale	Grant Deed	\$115,000	\$248	\$104K
Jun 30, 2000	Resale	Grant Deed	\$31,500	\$68	
Apr 4, 2000	Non-arms-length	Trustees Deed	\$85,866	\$185	
Jul 31, 1991	Resale	Grant Deed	\$86,500	\$186	\$87K
Aug 3, 1990	Resale	Trustees Deed	\$74,000	\$159	\$56K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Howe Avenue Elementary School	Elementary	EE–5	0.3 mi
Katherine Johnson Middle School	Middle	6–8	1.1 mi
Encina High School	High	9–12	1.5 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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