

Single Family Residence **RESIDENTIAL**

# 3332 RUBICON WAY

SACRAMENTO, CA 95821

**\$445,729** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,528 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$446K**

\$414K low

\$478K high

Last Sale

**\$365,000 · Aug 28, 2019**

Est. Owner Equity

**\$98,979**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,793 (2025) |
| Assessed Value    | \$407,160      |
| Previous Assessed | \$399,177      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

26  
FLOOD

40  
WILDFIRE

52  
HEAT

44  
STORM

26  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 20, 2019 | Resale | Grant Deed | \$365,000 | \$239              | \$347K |
| Jan 13, 2017 | Resale | Grant Deed | \$290,000 | \$190              | \$301K |
| Jul 20, 2004 | Resale | Grant Deed | \$291,000 | \$190              | \$233K |
| Jun 21, 2002 | Resale | Grant Deed | \$161,000 | \$105              | \$147K |
| Jul 31, 2000 | Resale | Grant Deed | \$113,000 | \$74               | \$107K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Dyer-Kelly Elementary School | Elementary | EE–5   | 0.8 mi   |
| Arcade Middle School         | Middle     | 6–8    | 1.1 mi   |
| Encina High School           | High       | 9–12   | 2.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,536</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|