

Single Family Residence

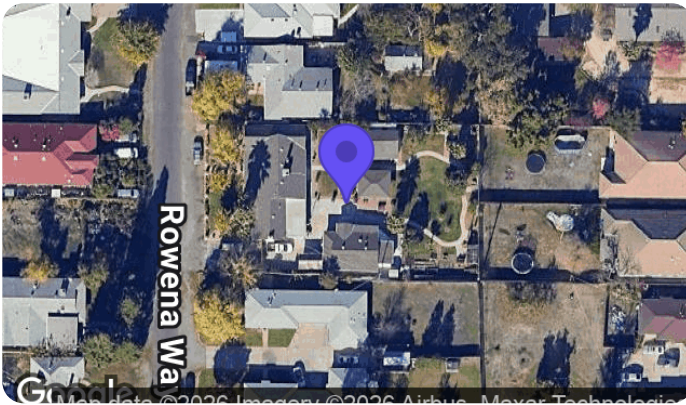
RESIDENTIAL

1360 ROWENA WAY

SACRAMENTO, CA 95864

\$699,960

TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,310 ft²

LIVING AREA

0.48 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$700K

\$648K low

\$752K high

Last Sale

\$240,000 · Sep 9, 2003

Est. Owner Equity

\$207,960

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,081 (2025)
Assessed Value	\$435,052
Previous Assessed	\$426,522

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.48
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

41
FLOOD

66
WILDFIRE

49
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

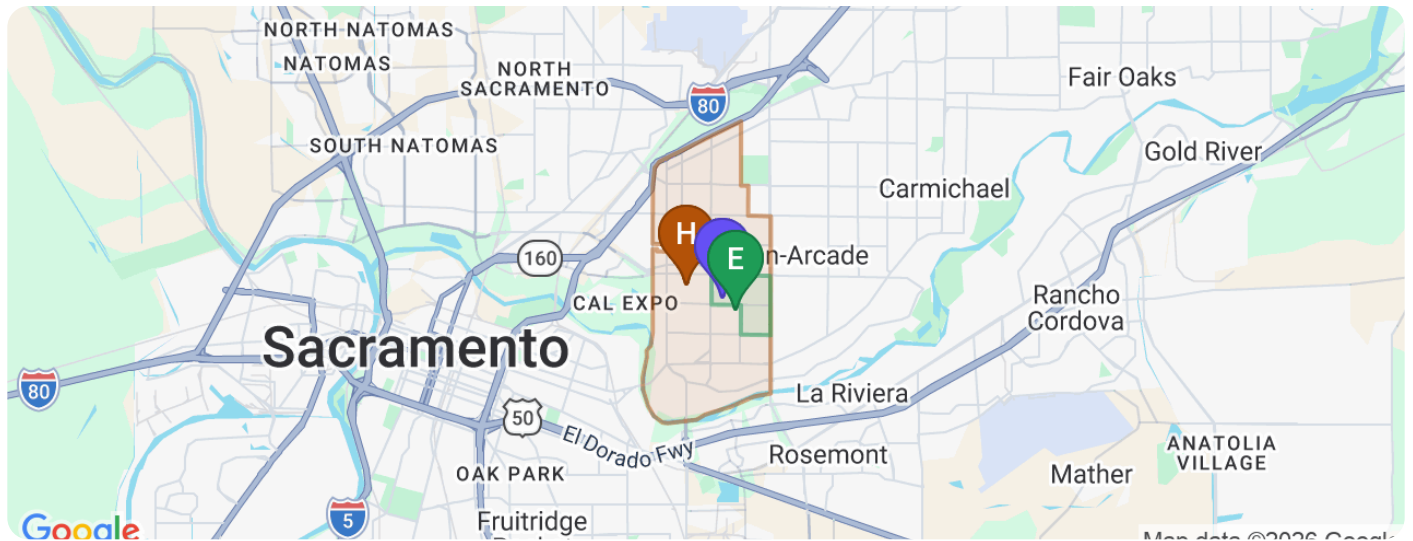
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2022	Financing	Intrafamily Transfer			
Oct 27, 2006	Quitclaim	Quit Claim Transfer			\$412K
Jun 16, 2005	Quitclaim	Quit Claim Transfer			\$374K
Sep 9, 2003	Resale	Grant Deed	\$240,000	\$104	\$192K
May 22, 2002	Resale	Grant Deed	\$205,000	\$89	\$185K
May 31, 1989	Resale	Grant Deed	\$170,000	\$74	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Edison Language Institute K-8 School	Elementary	KG–8	0.3 mi
Encina High School	High	9–12	0.7 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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