

Single Family Residence **RESIDENTIAL**

# 3316 RUBICON WAY

SACRAMENTO, CA 95821

**\$400,881** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**1,858 ft<sup>2</sup>**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**1**  
PARKING

## VALUATION

**\$401K**

\$375K low

\$427K high

Last Sale

**\$292,000 · Sep 29, 2017**

Est. Owner Equity

**\$400,881**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,590 (2025) |
| Assessed Value    | \$389,883      |
| Previous Assessed | \$382,239      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.30                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

10  
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     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Sep 21, 2017 | Resale            | Grant Deed           | \$292,000 | \$157  |        |
| Sep 21, 2017 | Recorded document | Grant Deed           |           |        |        |
| Oct 5, 2005  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Sep 22, 2005 | Financing         | Intrafamily Transfer |           |        | \$272K |
| Aug 11, 2003 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Aug 30, 2001 | Resale            | Grant Deed           | \$163,000 | \$88   | \$161K |
| Aug 30, 2001 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Dec 17, 1993 | Resale            | Grant Deed           | \$117,000 | \$63   | \$117K |

## 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 | 2.3 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 41,536<br>POPULATION | \$67K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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