

Single Family Residence **RESIDENTIAL**

2890 RUBICON WAY

SACRAMENTO, CA 95821

\$497,085 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,720 ft²

LIVING AREA

0.28 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$497K

\$475K low

\$519K high

Last Sale

\$158,000 · Mar 23, 2000

Est. Owner Equity

\$342,285

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,911 (2025)
Assessed Value	\$247,668
Previous Assessed	\$242,813

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

71
WILDFIRE

50
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2000	Resale	Grant Deed	\$158,000	\$92	\$153K
Sep 15, 1989	Resale	Grant Deed	\$87,000	\$51	

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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