

Single Family Residence **RESIDENTIAL**

2981 RUBICON WAY

SACRAMENTO, CA 95821

\$737,511 TopHap Estimate · \$280 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,633 ft²

LIVING AREA

0.59 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$738K

\$689K low

\$786K high

Est. Owner Equity

\$323,674

Loan-to-Value

56%

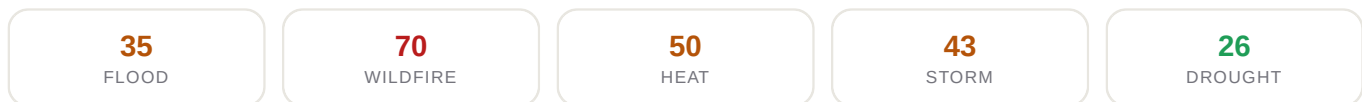
TAX & ASSESSMENT

Property Tax	\$4,070 (2025)
Assessed Value	\$345,567
Previous Assessed	\$338,792

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.59
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2019	Quitclaim	Quit Claim Transfer			\$358K
Aug 27, 2013	Quitclaim	Quit Claim Transfer			
Nov 19, 1992	Resale	Grant Deed	\$175,000	\$66	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arcade Middle School	Middle	6–8	1.2 mi
Howe Avenue Elementary School	Elementary	EE–5	1.3 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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