

Single Family Residence **RESIDENTIAL**

## 2008 RICHMOND ST

SACRAMENTO, CA 95825

**\$513,106** TopHap Estimate · \$277 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,850 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1955**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$513K**

\$486K low

\$540K high

Last Sale

**\$382,000 · Jun 10, 2022**

Est. Owner Equity

**\$233,106**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,951 (2025) |
| Assessed Value    | \$413,487      |
| Previous Assessed | \$405,380      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.23                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

25  
FLOOD

53  
WILDFIRE

50  
HEAT

43  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 3, 2022  | Resale    | Grant Deed          | \$382,000 | \$206              | \$180K |
| May 14, 2007 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 18, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$40K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Cottage Elementary School | Elementary | EE–5   | 0.5 mi   |
| Arden Middle School       | Middle     | 6–8    | 0.5 mi   |
| Encina High School        | High       | 9–12   | 1.4 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 95825

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>155</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>34,979</b><br>POPULATION | <b>\$59K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|