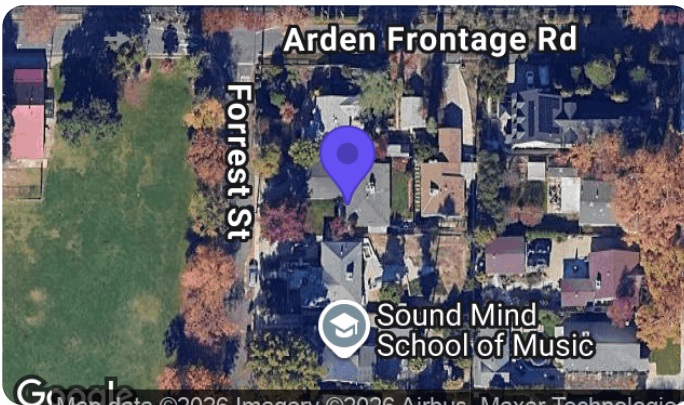
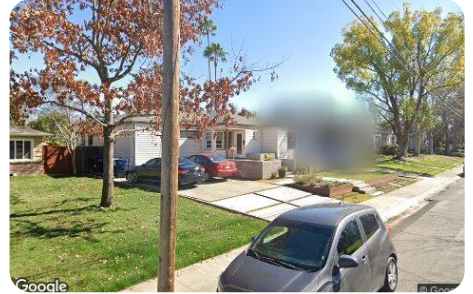


Single Family Residence **RESIDENTIAL**

2188 FORREST ST

SACRAMENTO, CA 95815

\$422,062 TopHap Estimate · \$268 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,576 ft²
LIVING AREA

0.13 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$422K

\$390K low

\$454K high

Last Sale

\$417,500 · Dec 17, 2024

Est. Owner Equity

\$35,062

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,229 (2025)
Assessed Value	\$425,850
Previous Assessed	\$417,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

19
FLOOD

70
WILDFIRE

50
HEAT

42
STORM

26
DROUGHT

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

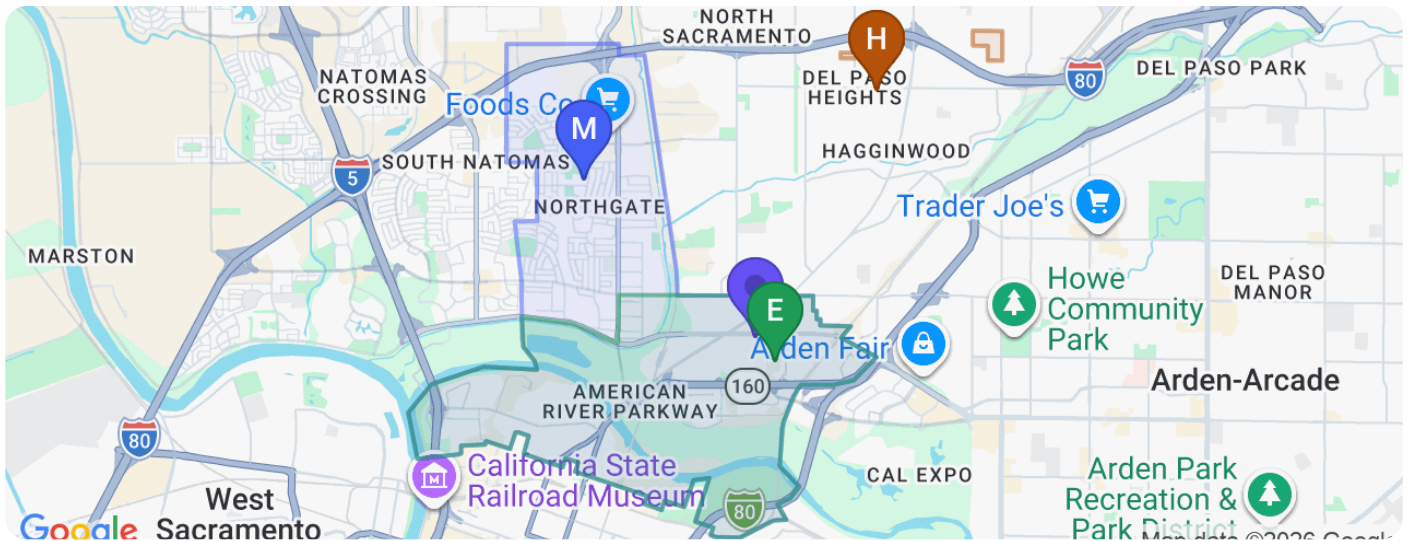
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2024	Resale	Grant Deed	\$417,500	\$265	\$387K
Feb 17, 2016	Resale	Grant Deed	\$254,000	\$161	\$241K
Jan 18, 2007	Financing	Intrafamily Transfer			\$258K
Dec 28, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodlake Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	2.0 mi
Grant Union High School	High	9–12	2.3 mi

District: Twin Rivers 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 95815

148 CRIME INDEX	88 AIR POLLUTION	30,682 POPULATION	\$52K 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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