

Duplex (2 Units, Any Combination)

RESIDENTIAL

2500 ROSLYN WAY

SACRAMENTO, CA 95821



3

BEDS

3

BATHS

1,830 ft²

LIVING AREA

0.2 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

Last Sale

\$130,000 · Sep 12, 1996

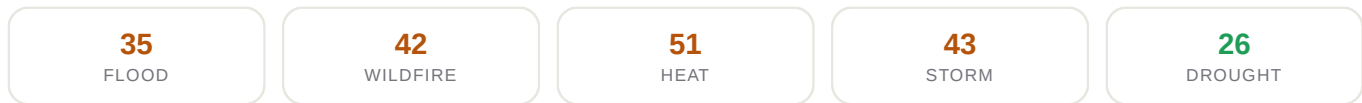
TAX & ASSESSMENT

Property Tax	\$2,597 (2025)
Assessed Value	\$215,934
Previous Assessed	\$211,701

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
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
Mar 3, 2005	Quitclaim	Quit Claim Transfer			
Sep 12, 1996	Resale	Grant Deed	\$130,000	\$71	\$124K
Oct 1, 1992	Resale	Grant Deed	\$146,500	\$80	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Paso Manor Elementary School	Elementary	KG–6	0.2 mi
Katherine Johnson Middle School	Middle	6–8	1.3 mi
Mira Loma High School	High	9–12	1.6 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	Absentee owner
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