

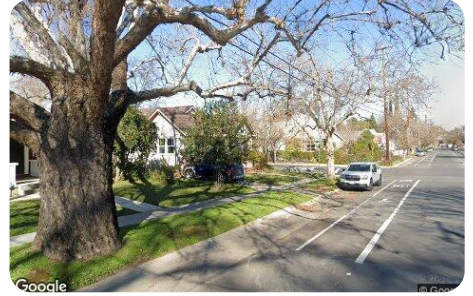
Single Family Residence

RESIDENTIAL

2808 RIVERSIDE BLVD

SACRAMENTO, CA 95818

\$654,509 TopHap Estimate · \$507 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,290 ft²

LIVING AREA

0.11 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$655K

\$624K low

\$685K high

Last Sale

\$410,000 · Feb 27, 2015

Est. Owner Equity

\$328,799

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,962 (2025)
Assessed Value	\$502,605
Previous Assessed	\$492,751

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

34 FLOOD	50 WILDFIRE	50 HEAT	40 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2016	Financing	Intrafamily Transfer			\$329K
Feb 25, 2015	Recorded document	Grant Deed			
Feb 25, 2015	Resale	Grant Deed	\$410,000	\$318	\$328K
Jul 16, 2014	Resale	Grant Deed	\$287,000	\$222	
Feb 21, 1997	Resale	Grant Deed	\$133,500	\$103	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.2 mi
California Middle School	Middle	7–8	0.4 mi
C. K. McClatchy High School	High	9–12	0.8 mi

District: Sacramento City 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 95818

131 CRIME INDEX	85 AIR POLLUTION	22,414 POPULATION	\$114K 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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