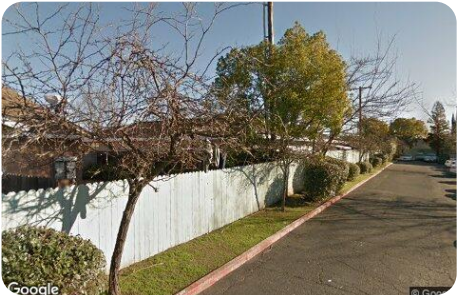
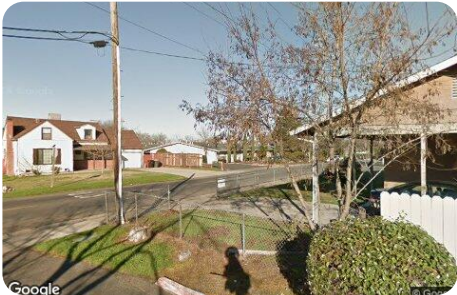


Duplex (2 Units, Any Combination) **RESIDENTIAL**

**2100 RASSY WAY**  
SACRAMENTO, CA 95821



**4**  
BEDS

**2**  
BATHS

**1,820 ft²**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1962**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**TAX & ASSESSMENT**

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$899 (2025)</b> |
| Assessed Value    | <b>\$67,345</b>     |
| Previous Assessed | <b>\$66,025</b>     |

**PROPERTY FACTS**

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Custom Design</b>                     |
| County        | <b>SACRAMENTO</b>                        |
| Lot (acres)   | <b>0.17</b>                              |

|              |                     |
|--------------|---------------------|
| Construction | Wood (Unspecified)  |
| Roof         | Composition Shingle |
| Heating      | Yes                 |
| Cooling      | Yes                 |
| Pool         | Yes                 |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 31<br>FLOOD | 49<br>WILDFIRE | 50<br>HEAT | 43<br>STORM | 26<br>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   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Apr 13, 2007 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Apr 13, 2007 | Quitclaim | Quit Claim Transfer |       |                    | \$142K |
| Mar 13, 2002 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Feb 27, 2002 | Quitclaim | Quit Claim Transfer |       |                    | \$92K  |
| Mar 21, 2000 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Jan 22, 1993 | Quitclaim | Quit Claim Transfer |       |                    | \$98K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Howe Avenue Elementary School   | Elementary | EE–5   | 0.4 mi   |
| Katherine Johnson Middle School | Middle     | 6–8    | 1.2 mi   |
| Encina High School              | High       | 9–12   | 1.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,536</b><br>POPULATION | <b>\$67K</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>Absentee owner</b> |
|-----------|-----------------------|