

Single Family Residence

RESIDENTIAL

2757 RIVERSIDE BLVD

SACRAMENTO, CA 95818

\$642,850 TopHap Estimate · \$551 / ft² · confidence 92 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,166 ft²

LIVING AREA

0.12 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$643K

\$591K low

\$695K high

Last Sale

\$130,000 · May 2, 1995

Est. Owner Equity

\$642,850

TAX & ASSESSMENT

Property Tax	\$2,761 (2025)
Assessed Value	\$225,236
Previous Assessed	\$220,820

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

59
WILDFIRE

50
HEAT

40
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2013	Recorded document	Grant Deed			
Dec 21, 2010	Quitclaim	Quit Claim Transfer			
May 2, 1995	Quitclaim	Quit Claim Transfer			
May 2, 1995	Resale	Trustees Deed	\$130,000	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.4 mi
California Middle School	Middle	7–8	0.5 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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