

Single Family Residence

RESIDENTIAL

2016 RICHMOND ST

SACRAMENTO, CA 95825

\$549,961 TopHap Estimate · \$419 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.23 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$550K

\$529K low

\$571K high

Last Sale

\$500,000 · Jul 22, 2022

Est. Owner Equity

\$92,086

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,333 (2025)
Assessed Value	\$530,603
Previous Assessed	\$520,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

53
WILDFIRE

50
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2022	Resale	Grant Deed	\$500,000	\$381	\$458K
Sep 27, 2019	Recorded document	Correction Deed			
Jan 25, 2018	Quitclaim	Quit Claim Transfer			
Oct 13, 2014	Resale	Grant Deed	\$245,000	\$187	\$233K
Jan 25, 2008	Recorded document	Affidavit Of Death			
Jan 25, 2008	Resale	Grant Deed	\$249,500	\$190	\$258K
Jul 29, 1996	Resale	Grant Deed	\$130,000	\$99	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Elementary School	Elementary	EE–5	0.5 mi
Arden Middle School	Middle	6–8	0.5 mi
Encina High School	High	9–12	1.4 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 95825

155 CRIME INDEX	92 AIR POLLUTION	34,979 POPULATION	\$59K 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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