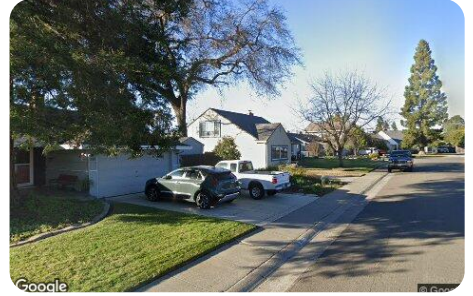


Single Family Residence **RESIDENTIAL**

# 3515 RIDGEWOOD WAY

SACRAMENTO, CA 95821

**\$392,634** TopHap Estimate · \$372 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,056 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$393K**

\$365K low

\$421K high

Last Sale

**\$132,000 · Sep 6, 2000**

Est. Owner Equity

**\$148,634**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,347 (2025) |
| Assessed Value    | \$202,794      |
| Previous Assessed | \$198,819      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.23                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 43<br>WILDFIRE | 52<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|-------------|-----------|----------------------|-----------|--------|--------|
| Apr 8, 2024 | Financing | Intrafamily Transfer |           |        |        |
| May 7, 2010 | Financing | Intrafamily Transfer |           |        | \$135K |
| Apr 3, 2002 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 6, 2000 | Resale    | Grant Deed           | \$132,000 | \$125  |        |
| Aug 3, 1993 | Resale    | Grant Deed           | \$133,000 | \$126  | \$45K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Mira Loma High School            | High       | 9–12   | 0.3 mi   |
| Whitney Avenue Elementary School | Elementary | KG–5   | 0.4 mi   |
| Arcade Middle School             | Middle     | 6–8    | 0.5 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>Owner occupied</b> |
|-----------|-----------------------|