

Single Family Residence **RESIDENTIAL**

2005 RICHMOND ST

SACRAMENTO, CA 95825

\$536,418 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,493 ft²

LIVING AREA

0.23 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$536K

\$517K low

\$556K high

Last Sale

\$494,000 · Dec 1, 2021

Est. Owner Equity

\$102,518

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,382 (2025)
Assessed Value	\$534,720
Previous Assessed	\$524,236

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Nov 18, 2021	Resale	Grant Deed	\$494,000	\$331	\$434K
Jul 12, 2011	Resale	Grant Deed	\$125,000	\$84	\$148K
Jun 14, 2005	Resale	Grant Deed	\$322,500	\$216	\$258K
Mar 3, 2005	Financing	Intrafamily Transfer			\$151K
Aug 3, 2001	Resale	Grant Deed	\$113,000	\$76	\$115K
Feb 19, 1998	Financing	Grant Deed			\$79K

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
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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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