

Single Family Residence **RESIDENTIAL**

2764 RIVERSIDE BLVD

SACRAMENTO, CA 95818

\$720,300 TopHap Estimate · \$616 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,169 ft²
LIVING AREA

0.13 ac
LOT SIZE

1936
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$720K

\$632K low

\$808K high

Last Sale

\$725,000 · Jun 10, 2024

Est. Owner Equity

\$720,300

TAX & ASSESSMENT

Property Tax	\$8,741 (2025)
Assessed Value	\$754,290
Previous Assessed	\$739,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

29
FLOOD

50
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
Jun 5, 2024	Resale	Grant Deed	\$725,000	\$620	
Mar 25, 2022	Resale	Grant Deed	\$725,000	\$620	\$576K
Nov 27, 2017	Resale	Grant Deed	\$475,500	\$407	
Oct 12, 2016	Quitclaim	Quit Claim Transfer			
Oct 12, 2016	Quitclaim	Quit Claim Transfer			\$234K
Nov 22, 2010	Quitclaim	Quit Claim Transfer			
Jan 29, 2010	Resale	Grant Deed	\$306,500	\$262	\$245K
Mar 27, 2008	Quitclaim	Quit Claim Transfer			
Nov 17, 2004	Quitclaim	Quit Claim Transfer			
Nov 22, 2004	Resale	Grant Deed	\$425,000	\$364	\$225K
Aug 7, 2002	Financing	Grant Deed			\$234K

Feb 28, 2002	Resale	Grant Deed	\$243,000	\$208	
Jan 31, 2002	Resale	Grant Deed	\$121,500	\$104	\$231K
Mar 27, 1997	Quitclaim	Quit Claim Transfer			
Mar 27, 1997	Resale	Trustees Deed	\$130,000	\$111	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.3 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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