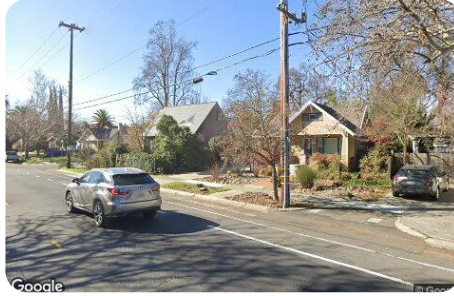


Single Family Residence **RESIDENTIAL**

2784 RIVERSIDE BLVD

SACRAMENTO, CA 95818

\$721,044 TopHap Estimate · \$463 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,558 ft²

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$721K

\$693K low

\$749K high

Last Sale

\$605,000 · Feb 8, 2021

Est. Owner Equity

\$207,044

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,846 (2025)
Assessed Value	\$667,965
Previous Assessed	\$654,869

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

32
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
Feb 5, 2021	Resale	Grant Deed	\$605,000	\$388	
Nov 25, 2009	Resale	Grant Deed	\$386,000	\$248	\$379K
Aug 16, 2005	Resale	Grant Deed	\$465,000	\$298	\$372K
Nov 28, 2001	Resale	Grant Deed	\$237,000	\$152	\$237K
Dec 28, 1995	Quitclaim	Quit Claim Transfer			\$6K
Sep 20, 1995	Recorded document	Grant Deed			

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
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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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