

Apartments (Generic)

**RESIDENTIAL**

# 5200 RIVERSIDE BLVD

SACRAMENTO, CA 95822



**30,964 ft<sup>2</sup>**  
LIVING AREA

**1 ac**  
LOT SIZE

**1962**  
YEAR BUILT

**2**  
STORIES

## VALUATION

Last Sale

**\$4,920,000 · May 23, 2023**

## TAX & ASSESSMENT

|                   |                        |
|-------------------|------------------------|
| Property Tax      | <b>\$62,907 (2025)</b> |
| Assessed Value    | <b>\$5,221,142</b>     |
| Previous Assessed | <b>\$5,118,768</b>     |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | <b>Apartments (Generic)</b> |
| County        | <b>SACRAMENTO</b>           |
| Lot (acres)   | <b>1.00</b>                 |

Pool

No

## CLIMATE RISK

**39**  
FLOOD

**62**  
WILDFIRE

**49**  
HEAT

**39**  
STORM

**21**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------------|--------------------|--------|
| May 21, 2026 | Financing         | Mortgage            |             |                    | \$3.1M |
| May 17, 2023 | Resale            | Grant Deed          | \$4,920,000 | \$159              | \$2M   |
| Apr 2, 2019  | Resale            | Grant Deed          | \$150,000   | \$5                | \$150K |
| Jun 22, 2018 | Recorded document | Grant Deed          |             |                    |        |
| Oct 23, 2006 | Resale            | Grant Deed          | \$3,150,000 | \$102              | \$1.9M |
| Oct 24, 2006 | Recorded document | Grant Deed          |             |                    |        |
| May 7, 2004  | Resale            | Grant Deed          | \$2,750,000 | \$89               | \$1.8M |
| Jul 5, 2002  | Resale            | Grant Deed          | \$1,700,000 | \$55               | \$1.3M |
| Feb 16, 2000 | Quitclaim         | Quit Claim Transfer |             |                    |        |
| Nov 29, 1999 | Quitclaim         | Quit Claim Transfer |             |                    |        |
| Jul 31, 1998 | Quitclaim         | Quit Claim Transfer |             |                    |        |
| Jul 31, 1998 | Quitclaim         | Quit Claim Transfer |             |                    | \$800K |
| Apr 3, 1992  | Non-arms-length   | Grant Deed          | \$757,000   | \$24               |        |
| Dec 10, 1991 | Non-arms-length   | Grant Deed          | \$1,319,000 | \$43               | \$586K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Sam Brannan Middle School       | Middle     | 7–8    | 0.2 mi   |
| John F. Kennedy High School     | High       | 9–12   | 2.0 mi   |
| John D. Sloat Elementary School | Elementary | KG–6   | 3.3 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 95822

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>46,722</b><br>POPULATION | <b>\$73K</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>Absentee owner</b> |
|-----------|-----------------------|