

Duplex (2 Units, Any Combination)

RESIDENTIAL

2765 RIVERSIDE BLVD

SACRAMENTO, CA 95818



2

BEDS

2

BATHS

1,964 ft²

LIVING AREA

0.15 ac

LOT SIZE

1937

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

Last Sale

\$390,000 · Aug 14, 2003

TAX & ASSESSMENT

Property Tax	\$6,819 (2025)
Assessed Value	\$565,565
Previous Assessed	\$554,477

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	None
Pool	Yes

CLIMATE RISK

29 FLOOD	45 WILDFIRE	50 HEAT	40 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2021	Financing	Grant Deed			
Jul 10, 2018	Quitclaim	Quit Claim Transfer			
Oct 27, 2016	Recorded document	Grant Deed			
Sep 18, 2015	Quitclaim	Quit Claim Transfer			
Aug 14, 2003	Resale	Grant Deed	\$390,000	\$199	\$312K
Dec 26, 2002	Financing	Grant Deed			\$199K
Aug 2, 1999	Resale	Grant Deed	\$80,000	\$41	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.3 mi
California Middle School	Middle	7–8	0.4 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	Absentee owner
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