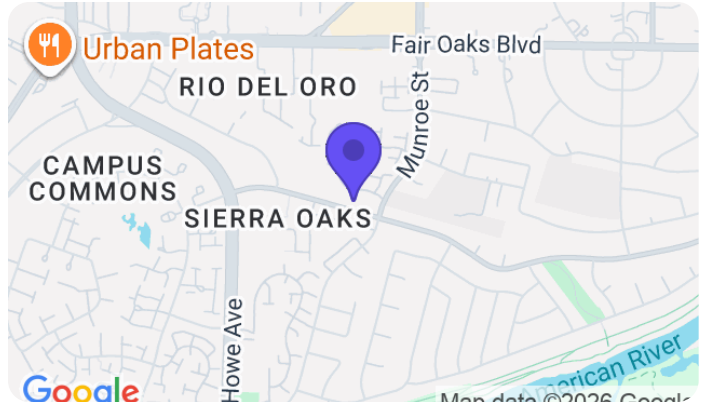
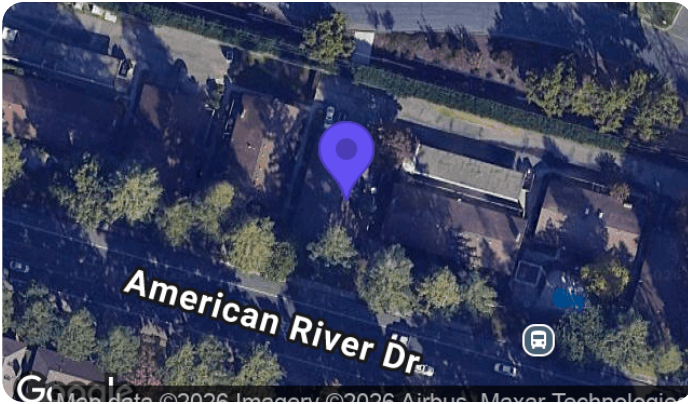
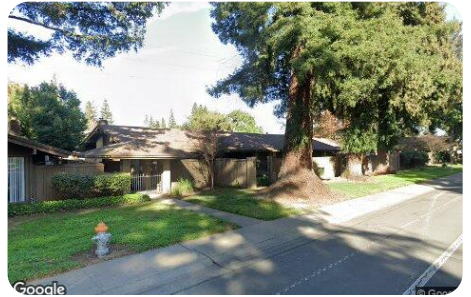
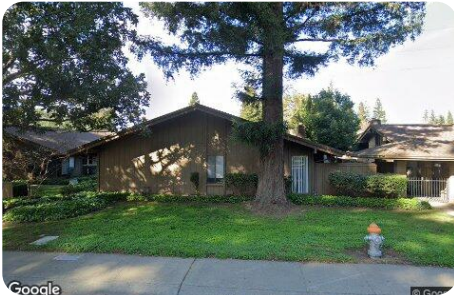


Duplex (2 Units, Any Combination) **RESIDENTIAL**

2489 AMERICAN RIVER DR

SACRAMENTO, CA 95825



4
BEDS

4
BATHS

2,638 ft²
LIVING AREA

3,485 ft²
LOT SIZE

1971
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

Last Sale

\$650,000 · Mar 3, 2026

TAX & ASSESSMENT

Property Tax	\$7,243 (2025)
Assessed Value	\$590,705
Previous Assessed	\$579,124

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	49 WILDFIRE	49 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

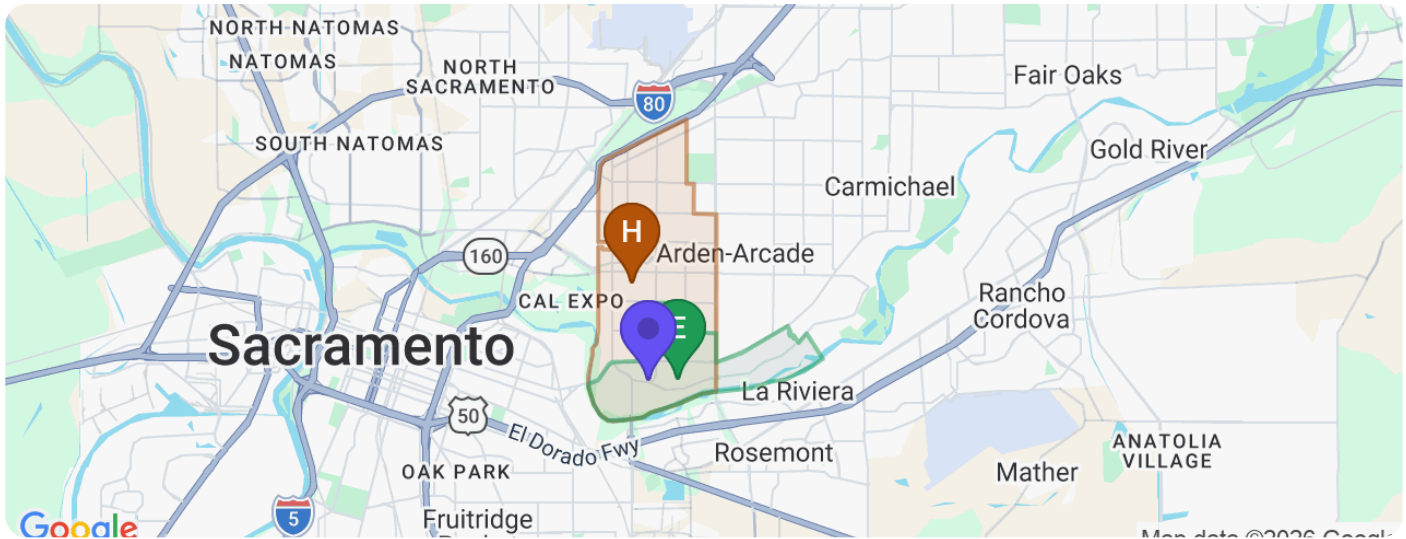
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2026	Resale	Grant Deed	\$650,000	\$246	\$487K
Feb 27, 2026	Financing	Intrafamily Transfer			
Jun 13, 2013	Resale	Grant Deed	\$385,000	\$146	
Feb 20, 2013	Quitclaim	Quit Claim Transfer			\$236K
Feb 20, 2013	Quitclaim	Quit Claim Transfer			
Oct 30, 2008	Quitclaim	Quit Claim Transfer			
Dec 19, 2003	Resale	Grant Deed	\$400,000	\$152	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.5 mi
Encina High School	High	9–12	1.7 mi

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	Absentee owner
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