

Duplex (2 Units, Any Combination)

RESIDENTIAL

3098 RIVERSIDE BLVD

SACRAMENTO, CA 95818



4

BEDS

3

BATHS

2,537 ft²

LIVING AREA

0.16 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

Last Sale

\$860,000 · Dec 5, 2025

TAX & ASSESSMENT

Property Tax	\$7,888 (2025)
Assessed Value	\$860,000
Previous Assessed	\$646,898

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	51 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
Dec 1, 2025	Resale	Grant Deed	\$860,000	\$339	
Apr 17, 2025	Financing	Intrafamily Transfer			
Mar 29, 2006	Quitclaim	Quit Claim Transfer			
Mar 29, 2006	Quitclaim	Quit Claim Transfer			
Aug 16, 2005	Quitclaim	Quit Claim Transfer			
Aug 22, 2005	Financing	Intrafamily Transfer			\$460K
May 21, 2004	Recorded document	Grant Deed			
Nov 26, 2003	Quitclaim	Quit Claim Transfer			
Nov 26, 2003	Resale	Grant Deed	\$455,000	\$179	\$200K
May 6, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.1 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	Absentee owner
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