

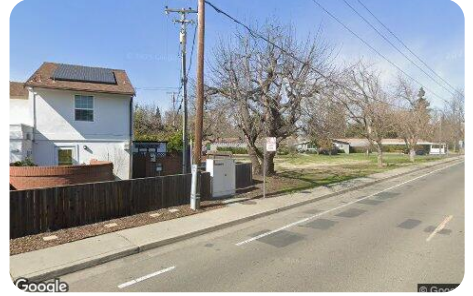
Planned Unit Development (Pud)

RESIDENTIAL

5170 RIVERSIDE BLVD

SACRAMENTO, CA 95822

\$406,984 TopHap Estimate · \$353 / ft² · confidence 86 · as of Jun 25, 2026



2

BEDS

1.5

BATHS

1,152 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$407K

\$351K low

\$463K high

Last Sale

\$415,000 · Dec 5, 2024

Est. Owner Equity

\$95,734

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,996 (2025)
Assessed Value	\$423,300
Previous Assessed	\$415,000

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

46
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 ²	LOAN
Nov 25, 2024	Resale	Grant Deed	\$415,000	\$360	\$311K
Mar 26, 2024	Financing	Intrafamily Transfer			
May 4, 2023	Resale	Grant Deed	\$373,000	\$324	
May 4, 2023	Financing	Intrafamily Transfer			
May 4, 2023	Financing	Intrafamily Transfer			
Mar 7, 2002	Quitclaim	Quit Claim Transfer			
Mar 6, 2002	Resale	Grant Deed	\$143,500	\$125	\$108K
Jan 18, 2002	Recorded document	Grant Deed			
Oct 18, 2001	Quitclaim	Quit Claim Transfer			
Mar 21, 2001	Resale	Grant Deed	\$133,000	\$115	\$106K

Nov 15, 1989 Resale Grant Deed \$107,000 \$93

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sam Brannan Middle School	Middle	7–8	0.3 mi
John F. Kennedy High School	High	9–12	2.0 mi
John D. Sloat Elementary School	Elementary	KG–6	3.4 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

116 CRIME INDEX	86 AIR POLLUTION	46,722 POPULATION	\$73K 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