

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

3527 RIVERSIDE BLVD

SACRAMENTO, CA 95818



4

BEDS

4

BATHS

3,233 ft²

LIVING AREA

0.15 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

Last Sale

\$860,000 · Oct 5, 2020

TAX & ASSESSMENT

Property Tax

\$11,209 (2025)

Assessed Value

\$949,507

Previous Assessed

\$930,890

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48 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
Jul 21, 2022	Financing	Intrafamily Transfer			
Jun 17, 2022	Financing	Intrafamily Transfer			
Oct 1, 2020	Resale	Grant Deed	\$860,000	\$266	
May 3, 2019	Quitclaim	Quit Claim Transfer			\$355K
Jan 18, 2002	Resale	Grant Deed	\$369,000	\$114	\$277K
Jan 18, 2002	Quitclaim	Quit Claim Transfer			
May 30, 1997	Resale	Trustees Deed	\$229,000	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crocker/Riverside Elementary School	Elementary	KG–6	0.4 mi
California Middle School	Middle	7–8	0.7 mi
C. K. McClatchy High School	High	9–12	0.9 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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