

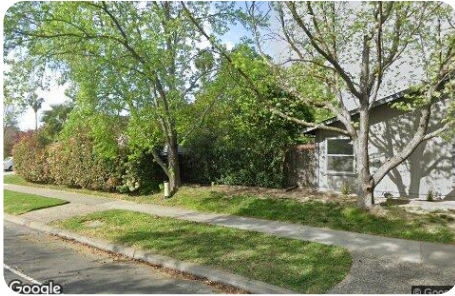
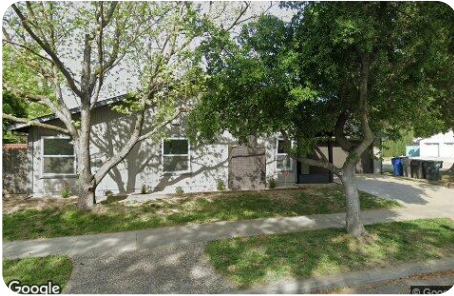
Single Family Residence

RESIDENTIAL

6550 RIVERSIDE BLVD

SACRAMENTO, CA 95831

\$556,582 TopHap Estimate · \$385 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.13 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$557K

\$505K low

\$608K high

Last Sale

\$545,000 · Sep 12, 2025

Est. Owner Equity

\$21,454

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,948 (2025)
Assessed Value	\$545,000
Previous Assessed	\$312,470

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36 FLOOD	47 WILDFIRE	50 HEAT	39 STORM	21 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2025	Resale	Grant Deed	\$545,000	\$377	\$535K
Feb 11, 2025	Resale	Grant Deed	\$450,000	\$311	\$423K
Apr 10, 2015	Quitclaim	Quit Claim Transfer			
Apr 10, 2015	Resale	Grant Deed	\$260,000	\$180	
Nov 22, 2010	Quitclaim	Quit Claim Transfer			\$205K
Sep 23, 2009	Resale	Grant Deed	\$208,000	\$144	\$204K
Nov 21, 2001	Resale	Grant Deed	\$160,000	\$111	
Nov 1, 1996	Financing	Grant Deed			\$104K
Sep 18, 1996	Quitclaim	Quit Claim Transfer			
Oct 26, 1993	Quitclaim	Quit Claim Transfer			\$107K
Apr 18, 1983	Non-arms-length	Grant Deed	\$39,000	\$27	\$62K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Genevieve F. Didion K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	0.7 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------