

Single Family Residence **RESIDENTIAL**

2013 RICHMOND ST

SACRAMENTO, CA 95825

\$586,027 TopHap Estimate · \$331 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,773 ft²

LIVING AREA

0.23 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$586K

\$511K low

\$661K high

Last Sale

\$555,000 · Sep 17, 2024

Est. Owner Equity

\$169,777

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,668 (2025)
Assessed Value	\$566,100
Previous Assessed	\$555,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	53 WILDFIRE	50 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2024	Resale	Grant Deed	\$555,000	\$313	\$416K
Nov 2, 2007	Quitclaim	Quit Claim Transfer			
Dec 29, 1999	Resale	Grant Deed	\$180,000	\$102	\$162K
Feb 2, 1999	Recorded document	Grant Deed			
May 11, 1993	Financing	Grant Deed			\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Elementary School	Elementary	EE–5	0.5 mi
Arden Middle School	Middle	6–8	0.5 mi
Encina High School	High	9–12	1.4 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	Owner occupied
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