

800 45th St, Sacramento, CA 95819



Property Type:

Multi-Family

Lot Size:

0.11 acres

Year Built:

1950

Report Summary

A complete snapshot of the property — including its benefits, possible risks, smart questions to ask the seller, and helpful guidance for your buying journey

★ Strengths and Risks



Strengths

- ✓ Radon exposure risk low
- ✓ Ownership has been relatively stable over the past 10–15 years
- ✓ Property not in FEMA flood zone with low river flooding risk
- ✓ No major natural disaster risks flagged in available hazard data



Risks

- ✗ PFAS drinking water risk elevated
- ✗ Pre-1978 construction may contain lead paint
- ✗ Pre-1980 construction may contain asbestos materials
- ✗ Property is 76 years old - major systems may need updates
- ✗ Foundation over 40 years old - structural inspection recommended
- ✗ Home layout may involve many stairs or a steep lot
- ✗ 6 permit(s) not finalized
- ✗ Overall crime rate elevated
- ✗ Contaminated site detected in vicinity

?

Key Things to Check & Ask Seller

What to Check On-Site

- Check for water filtration or treatment system installation
- Inspect for peeling, chipping, or damaged paint (lead hazard)
- Inspect attic and basement insulation for asbestos
- Test all electrical outlets and check main panel condition
- Inspect roof condition and attic for water damage

Questions for Seller

- What water filtration or treatment systems are currently installed?
- Has lead paint testing or abatement been performed?
- Has asbestos inspection been conducted?
- What major systems have been updated recently (HVAC, roof, plumbing, electrical)?
- What is the status of the open permits? Will they be closed before sale?

*This summary focuses on critical items. See **Complete Check & Ask Guide** at the end of the report for comprehensive details.*

Recent Listing Snapshot

Most recent property listing information available for this property, including key features, pricing, and recorded property details.

Property Valuation

For Sale	\$799,900	\$80,000	\$783,902
Status	Listing Price (Jan 05, 2026)	Last Sale Price (Jan 12, 1979)	Estimated Market Value
\$549K - \$1.02M	\$186,601	\$157,031	\$29,570
Market Value Range	Assessed Value	Assessed Structure Value	Assessed Land Value

Listing Property Details

Location & Community		Property Basics	
Municipality:	Sacramento	Property Type:	Multi-Family
County:	Sacramento	Year Built:	1950
State:	CA	Stories / Levels:	2
Locale:	Urban	Square Footage:	1,716 sq ft
School District:	Sacramento City Unified School District	Lot Size:	0.11 acres
Interior Features		Exterior & Amenities	
Bedrooms:	2	Garage:	Yes — 2 car
Bathrooms:	2 Full	Parking Spaces:	2
Basement:	No	Pool:	No
Fireplaces:	No	Perimeter Fence:	Yes
Appliances:		Waterfront:	Not available
Dishwasher, Disposal, Free-Standing Gas Range, Free-Standing Refrigerator, Gas Water Heater, Microwave			

Listing Details vs. Public Records

A side-by-side look at how the property is presented for sale compared to what's officially recorded with the county.

Data Comparison

Property Attribute	Listing Details	Public Records	Difference	Buyer Interpretation
Bedrooms	2	2	—	✓ Match — Bedroom count matches between listing and county records
Bathrooms	2	2	—	✓ Match — Bathroom count matches between listing and county records
Living Area	1,716 sq ft	1,716 sq ft	0 sq ft	✓ Match — Living area measurements are consistent between listing and county records
Stories / Levels	2	3	-1	🔍 Review — County records may be outdated; confirm actual floor count
Year Built	1950	1950	—	✓ Match — Year built is consistent (minor discrepancy acceptable)
Lot Size	4,792 sq ft	4,792 sq ft	—	✓ Match — Lot size is consistent between listing and county records
Valuation Context	\$799,900	\$548,731	+46%	💡 Awareness — Listing price vs assessed value; not an apples-to-apples comparison but highlights potential post-sale tax reassessment

Note: Discrepancies may indicate unrecorded renovations, data-entry errors, outdated assessor records, or differences in measurement standards. High-risk items should be verified with county records and inspections before purchase.

Building Construction & Systems Information

Public-record building data covering roof materials, construction type, heating and cooling systems, basement information, and the home's reported condition.

Roof		HVAC Systems	
Type:	Not Reported	Heating:	Solar
Cover:	Composition Shingle	Cooling:	None
Building Structure		Overall Condition	
Construction:	Wood	Average	
Basement:	Not Reported		

These property characteristics come from county public records and are recorded at the building/parcel level. They may not reflect unit-specific features for multi-unit properties.

Renovation & Permit History

Provides a complete history of all renovation and permit activities on the property, helping you understand the property's renovation history and potential future projects.

Date	Type of work	Project type	Project ID/Name	Status
Sep 23, 2025	Other	<ul style="list-style-type: none">HvacResidential	—	Issued
May 14, 2020	Other	<ul style="list-style-type: none">Electrical workResidential	—	Issued
Jan 18, 2013	Other	<ul style="list-style-type: none">Residential	—	Issued
May 21, 2009	Other	<ul style="list-style-type: none">Residential	—	Issued
Apr 6, 1998	Other	<ul style="list-style-type: none">ResidentialRoofing	—	Other
Aug 9, 1997	Other	<ul style="list-style-type: none">Residential	—	Other

Ownership

Ownership Info and Transaction History

↑ Property Transfer Records

Date	Event	Price	Price/Sqft	Source
Jan 5, 2026	Listed	\$799,900	\$466	MetroList
Nov 6, 2002	Sold	\$570,000 +612.5%	\$332	Public Record
Jan 12, 1979	Sold	\$80,000	—	Public Record

Property Value and Tax History

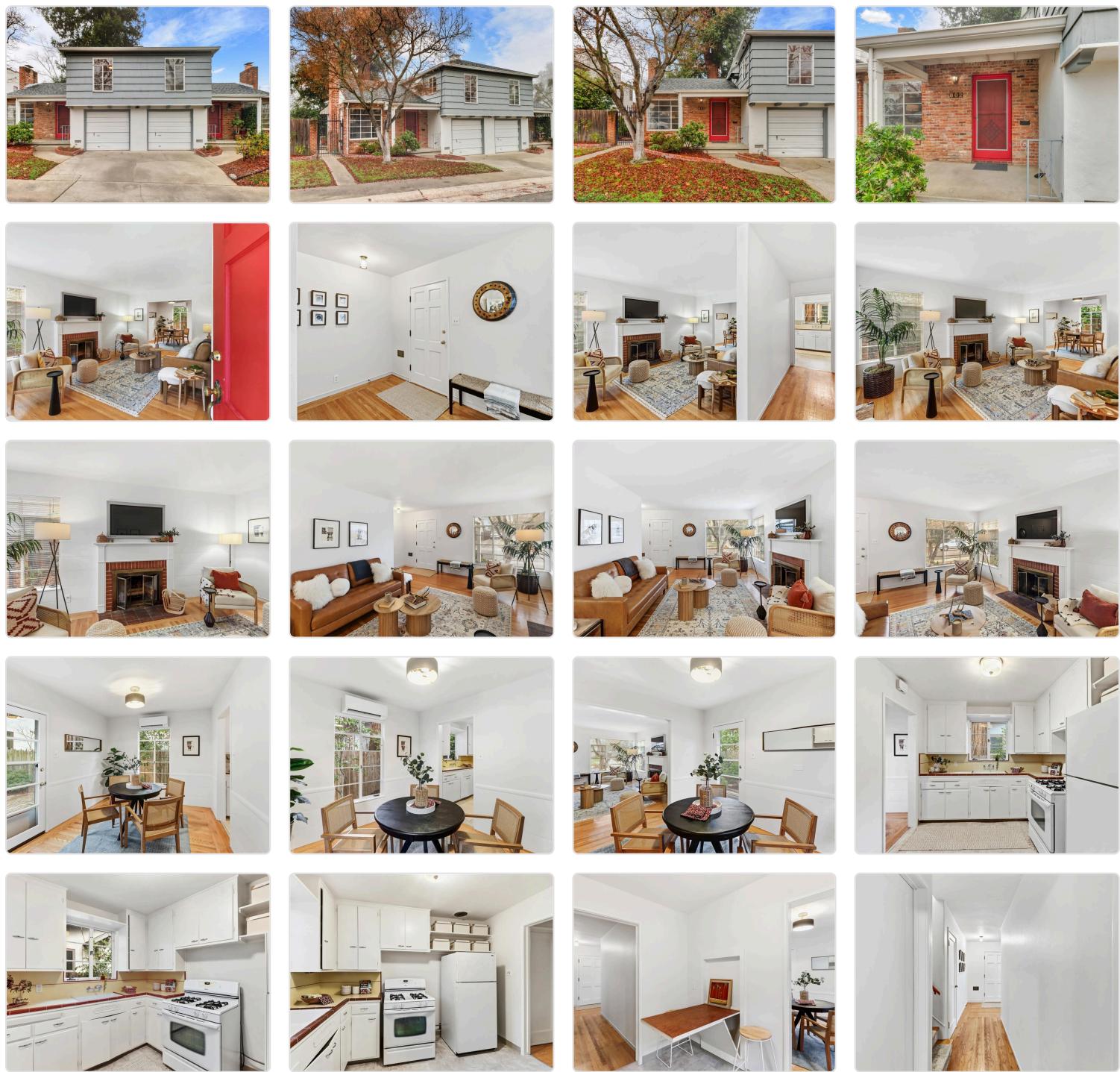
A year-by-year snapshot of the property tax history and assessed value

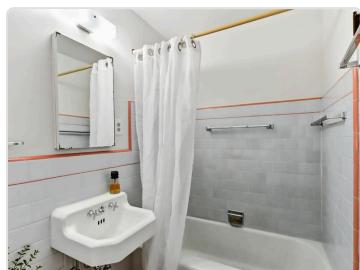
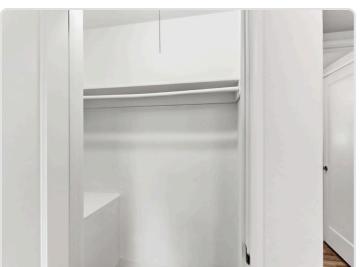
Property Assessments

Year	Land Value	Improvement Value	Total Property Value	Property Taxes
2024	\$29,570	\$157,031	\$186,601 +4.0%	\$2,396 +2.3%
2023	\$28,423	\$150,934	\$179,357 +2.0%	\$2,341 +1.7%
2022	\$27,866	\$147,975	\$175,841 +2.0%	\$2,301 +4.7%
2021	\$27,320	\$145,074	\$172,394 +1.0%	\$2,197 -0.6%
2020	\$27,040	\$143,587	\$170,627 +2.0%	\$2,210 +2.1%
2019	\$26,510	\$140,772	\$167,282 +2.0%	\$2,165 +2.7%
2018	\$25,991	\$138,012	\$164,003 +2.0%	\$2,109 +1.4%
2017	\$25,482	\$135,306	\$160,788 +2.0%	\$2,080 +3.0%
2016	\$24,983	\$132,653	\$157,636 +1.5%	\$2,020 +1.5%
2015	\$24,608	\$130,661	\$155,269 +2.0%	\$1,990 +2.5%
2014	\$24,128	\$128,103	\$152,231 +0.5%	\$1,941 +0.8%
2013	\$24,019	\$127,525	\$151,544 +2.0%	\$1,925 +3.7%
2012	\$23,549	\$125,025	\$148,574 +2.0%	\$1,857 +2.0%
2011	\$23,088	\$122,574	\$145,662 +0.8%	\$1,820 +1.7%
2010	\$22,916	\$121,658	\$144,574 -0.2%	\$1,790 +0.1%
2009	\$22,971	\$121,948	\$144,919 +2.0%	\$1,788 +2.0%

Year	Land Value	Improvement Value	Total Property Value	Property Taxes
2008	\$22,521	\$119,557	\$142,078 +2.0%	\$1,753 +2.4%
2007	\$22,080	\$117,213	\$139,293	\$1,712

Property Photos





Toxic Hazard Review

Evaluates potential toxic sources in the area that could affect indoor air quality, water safety, or building materials, helping safeguard your family's health and long-term living environment.

⚠ Contamination Risk Summary

Type	Risk Level	Description
(PFAS) Drinking Water Pollution Risk	D High	There are a high number of facilities in your vicinity that could be potential sources of PFAS in drinking water. The risk of contamination is High .
Radon Risk	B Low	Estimated indoor radon levels are Low for this area, based on regional EPA radon zone data.
Mold Risk	C Moderate	Considering local temperature and humidity patterns, mold growth likelihood is Moderate .

☢ Contaminated Sites Nearby

Site Name	Type	Address
Sacramento Train Trestle Fire	Superfund	Expositon BLVD & Tribute Road, Sacramento, CA, 95815
Children's Theatre	Brownfield	2711 B Street, Sacramento, CA, 94203
Hp Hood LLC	Toxic Release Facility	—
Mercy General Hospital	Underground Storage Tank	4001 J St, Sacramento, CA, 95819

Crime

Helps you understand how safe a neighborhood is, giving you confidence in your family's security and everyday comfort.

Crime Risk Summary

Type	Risk Level	Description
Murder	B Low	Based on demographic crime statistics, this area has a low risk of murder compared to the national average.
Rape	A Very Low	Based on demographic crime statistics, this area has a very low risk of rape compared to the national average.
Robbery	A Very Low	Based on demographic crime statistics, this area has a very low risk of robbery compared to the national average.
Aggravated Assault	D High	Based on demographic crime statistics, this area has a high risk of aggravated assault compared to the national average.
Burglary	B Low	Based on demographic crime statistics, this area has a low risk of burglary compared to the national average.
Larceny	B Low	Based on demographic crime statistics, this area has a low risk of larceny compared to the national average.
Motor Vehicle Theft	B Low	Based on demographic crime statistics, this area has a low risk of motor vehicle theft compared to the national average.

Flood Risk

Clear view of FEMA flood zones, insurance requirements, and river flood exposure.

In FEMA 100-Year Flood Zone (SFHA)
No
1% annual chance in FEMA Special Flood Hazard Area (SFHA) • Zone X

Flood Insurance Required
No
This property is not in a mapped FEMA SFHA zone, so federal rules do not require flood insurance, but some lenders may still choose to require it.

Flood Insurance Recommended
No
Available FEMA and flood model data suggest relatively low flood risk; insurance is optional but can still provide protection.

River Flooding Risk (Overall)
Very Low
A
Relative riverine exposure

FEMA zones cover coastal and river flooding. SFHA (Special Flood Hazard Area, "100-year") \approx 1% annual chance; "500-year" \approx 0.2%.

Natural Threats

Evaluates the natural dangers and severe weather that could affect this property.

Natural Threat Levels

Type	Risk Level	Description
Wildfire	A Very Low	This location has a very low risk of experiencing wildfire compared to the rest of the United States. More than 1 mile from historic wildfire perimeter
Hurricane	A Very Low	Distance to Coast: 76.17 miles This location has a very low risk of experiencing hurricane damage compared to the rest of the United States.
Tornado	A Very Low	This location has a very low risk of experiencing tornado compared to the rest of the United States.
Earthquake	C Moderate	This location has a moderate risk of experiencing earthquake damage compared to the rest of the United States.
Hail	A Very Low	This location has a very low risk of experiencing damaging hail compared to the rest of the United States.
Wind	A Very Low	This location has a very low risk of experiencing high wind events compared to the rest of the United States.
Lightning	A Very Low	This location has a very low risk of experiencing significant lightning events compared to the rest of the United States.
Convection Storm	A Very Low	This location has a very low risk of experiencing convection storms compared to the rest of the United States.
Snow Load	A Very Low	This location has a very low risk of experiencing snow load impacts to roof compared to the rest of the United States.
Ice Dam	A Very Low	This location has a very low risk of experiencing ice dam formation compared to the rest of the United States.
Frozen Pipe	A Very Low	This location has a very low risk of experiencing frozen pipes compared to the rest of the United States.
Tsunami	A Very Low	Distance to Coast: 76.17 miles This location has a very low risk of experiencing tsunami compared to the rest of the United States.
Lava Flow	A Very Low	This location has a very low risk of experiencing lava flow compared to the rest of the United States.

Health & Safety

Reviews nearby emergency services and average response times, giving you confidence that help is close when you need it most.

Emergency Response

Type	Response Time	Distance to Health & Safety Services
Fire Protection	A Excellent	Sacramento City Fire Department Station 8: 1.00 miles
Medical Response	A Excellent	Hospital: Dignity Health Mercy General Hospital: 0.35 miles 4001 J Street Urgent Care: Mercy Medical Clinic Urgent Care: 1.09 miles 3160 Folsom Boulevard
Law Enforcement	C Average	Sacramento County Sheriff's Office: 2.56 miles

What Lies Beneath

Reveals hidden ground risks—like sinkholes, landslides, and unstable soil—that could threaten your home's safety and value.

Ground & Foundation Risk Factors

Type	Risk Level	Description
Mine Subsidence	A Very Low	Underground mining can cause the ground above to sink or collapse over time, potentially damaging your home's foundation, walls, and plumbing. Even old, abandoned mines can pose risks decades later, making this an important consideration for long-term property safety and value. Based on geological data, this property shows very low risk for this hazard.
Sinkhole	A Very Low	Sinkholes form when underground water dissolves rock (like limestone), creating cavities that can suddenly collapse. This can damage foundations, swallow portions of property, and significantly reduce home value. Areas with known sinkhole activity may face higher insurance costs. Based on geological data, this property shows very low risk for this hazard.
Landslide	A Very Low	Unstable slopes can shift or collapse, especially after heavy rain or earthquakes, potentially undermining foundations or burying structures. This risk is especially concerning on hillsides or near steep terrain, and can affect not just your property but also neighboring areas. Based on geological data, this property shows very low risk for this hazard.

Noise Pollution Dangers

A breakdown of the noise pollution sources that could seriously disrupt comfort, sleep, and peace inside the home. Scores highlight the severity of potential disturbances.

🔊 Noise Danger Index

Type	Risk Level	Description
Airport Noise	A Very Low	Noise generated by aircraft taking off, landing, or flying overhead. Reflects how often and how loudly air traffic may be heard from the property.
Road & Traffic Noise	Data Unavailable	Noise from nearby roads, highways, and vehicle movement, including cars, trucks, and buses. Indicates how much roadway activity may affect daily comfort.
Neighborhood Activity Noise	Data Unavailable	Everyday noise from the surrounding community, including people, pets, local businesses, schools, parks, and routine outdoor activity. Represents general neighborhood sound levels not tied to major roads or airports.
Overall Noise Level	Data Unavailable	A combined score summarizing all major noise sources near the property. Shows the overall likelihood of noise pollution affecting comfort and quiet living.

Complete Check & Ask Guide

Below are all the risk signals we found for this property. Each block explains what we saw, why it matters, and what to check or ask.

Nearby contaminated or industrial site

Environmental data shows at least one contaminated or industrial site near this property. Nearby contaminated sites can affect soil, water, and long-term comfort, and may be important to understand before buying.

What To Check On-Site

- Walk the property perimeter and look for unusual odors, stained soil, or drainage from nearby sites

Questions For Seller

- ? Are you aware of any environmental concerns or cleanup efforts from nearby contaminated sites?
- ? Have there been any notices or communications about nearby environmental issues?

PFAS drinking water risk

Local hazard data shows an elevated risk that tap water in this area may contain PFAS chemicals. PFAS can build up in the body over many years and have been linked to health concerns, so water may need extra filtration or treatment.

What To Check On-Site

- Check for water filtration or treatment system installation
- Look for filters on kitchen taps or under-sink units and check their condition and age

Questions For Seller

- ? Have you ever had the tap water tested for PFAS or other contaminants?
- ? Do you use any water filters now, and how often are they replaced?

Asbestos materials risk

Because this home was built before 1980, some insulation or other materials may contain asbestos. Asbestos fibers can be harmful if materials are damaged or disturbed during repairs or renovations.

What To Check On-Site

- Inspect attic and basement insulation for older materials that could contain asbestos
- Avoid disturbing suspicious materials without professional guidance

Questions For Seller

- ? Has an asbestos inspection been conducted?
- ? Were any asbestos-containing materials removed or encapsulated, and do you have documentation?

Lead paint risk (older home)

Public records indicate this home was built before 1978, when lead-based paint was commonly used. Lead paint can be hazardous, especially to children, if it is peeling or disturbed during renovations.

What To Check On-Site

- Inspect windows, doors, trim, and railings for peeling, chipping, or damaged paint

Questions For Seller

- ? Has lead paint testing or abatement been performed?
- ? Are there any reports from previous inspections you can share?

Older foundation (40+ years)

The home's foundation is over 40 years old based on the year built. Older foundations can develop cracks or settling over time, and structural issues can be costly to repair.

What To Check On-Site

- Inspect the foundation for cracks, bowing, or uneven settling
- Look for doors or windows that stick, which can be a sign of movement

Questions For Seller

- ? Have you noticed any foundation movement or cracks?
- ? Has a structural engineer or inspector reviewed the foundation recently?

Older major systems

This home is about 76 years old, so some original systems may be near the end of their typical lifespan. Older electrical, plumbing, heating, and cooling systems can be less reliable and may require repairs or replacement sooner.

What To Check On-Site

- Test as many electrical outlets and lights as possible and look at the main electrical panel condition
- Check visible plumbing (under sinks, in the basement) for leaks or very old pipes

Questions For Seller

- ? What major systems have been updated recently (HVAC, roof, plumbing, electrical)?
- ? Do you have permits or receipts for any system upgrades?

Open or unfinished permits

There are 6 permit(s) listed as open or not finalized for this property. Open permits may mean work is incomplete or not fully inspected, which can delay closing or require additional repairs.

What To Check On-Site

- Look at areas of recent work (kitchen, baths, structural changes) for signs of unfinished or temporary work

Questions For Seller

- ? What is the status of the open permits, and will they be closed before sale?
- ? Can you share inspection reports or final sign-offs when they are available?

Renovation documentation

This property shows past permitted work, and it is important to understand what was done. Clear documentation and permits help confirm that major renovations were inspected and completed to standard.

What To Check On-Site

- Review visible renovation areas (kitchen, baths, additions) and compare them to permit history if available

Questions For Seller

- ? Can you provide documentation, inspection reports, and warranties for the renovation work?

While this report provides valuable insights, it may not reflect every condition of the property. We recommend combining it with an inspection and walkthrough before purchasing.