



Beds 3	Full Baths 3	Half Baths N/A	MLS List Price \$899,000	MLS List Date 04/21/2026
MLS Sq Ft 1,923	Lot Sq Ft 6,534	Yr Built 1939	Type APT	

OWNER INFORMATION

Owner Name	Gulfstream Portolio Management LLC	Tax Billing Zip	95670
Owner Name 2		Tax Billing ZIP + 4 Code	4589
Tax Billing Address	11230 Gold Express Dr Ste 310	Owner Occupied	No
Tax Billing City & State	Rancho Cordova, CA	Mail Opt Out Flag	

COMMUNITY INSIGHTS

Median Home Value	\$601,924	School District	SACRAMENTO CITY UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	16 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	8 / 100	Walkable Score	92 / 100
Total Incidents (1 yr)	294	Q1 Home Price Forecast	\$603,143
Standardized Test Rank	58 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION

Census Tract	18.00	Topography	
Tract Number		Traffic	
Mailing Carrier Route	C010	School District	Sacramento
Subdivision	Allen & Leitch	Comm College District Code	Los Rios Jt
Zoning	R-4	Elementary School District	
Section		Flood Zone Code	X500L
Map Page/Grid		Flood Zone Panel	06067C0190H
Location Influence		Flood Zone Date	08/16/2012
Neighborhood Code	T-T	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	010-0262-005-0000	Block ID	W
Tax Area	03005	Lot #	5
Tax Appraisal Area		% Improved	66%
Water Tax Dist	County	Homestead Percent	
Fire Dept Tax Dist		Exemption(s)	
Legal Description	LOT 5 BLK W AND X, 32ND AND 3 3RD STREETS ALLEN & LEITCH TRACT		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$436,814	\$428,250	\$419,854
Assessed Value - Land	\$147,972	\$145,071	\$142,227
Assessed Value - Improved	\$288,842	\$283,179	\$277,627
YOY Assessed Change (\$)	\$8,564	\$8,396	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,293		
2024	\$5,420	\$128	2.41%
2025	\$5,511	\$90	1.67%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Sacramento Library Service Tax	Actual	\$171.00	
Safca Consolidated Capital Ass	Actual	\$120.14	
Safca O & M Assessment #1	Actual	\$18.56	

American River Zone C	Actual	\$16.40
Sac City Light & Landscape	Actual	\$181.38
Total Of Special Assessments	Actual	\$507.48

CHARACTERISTICS			
Lot Frontage		Heat Type	None
Lot Depth		Heat Fuel Type	
Lot Acres	0.15	Patio Type	
Lot Sq Ft	6,534	Parking Spaces	
Style	L-Shape	Garage Type	Garage
Gross Area	2,564	Garage Capacity	2
Building Sq Ft	1,923	Garage Sq Ft	639
Above Gnd Sq Ft		Roof Material	
Ground Floor Area	2,564	Construction	Wood
2nd Floor Area		Exterior	
Basement Sq. Ft.		Floor Cover	
Stories		Foundation	
Condition		Pool	
Quality	Average	Pool Size	
Total Units		Year Built	1939
Total Rooms		Effective Year Built	1939
Bedrooms	3	Other Impvs	
Total Baths	3	Other Rooms	No Foyer
Full Baths	3	Equipment	
Half Baths		Condo Amenities	
Fireplace		Building Class	
Fireplace Count		Building Type	
Water		County Use Code	Apt-Under 100 Units
Sewer		Universal Land Use	Apartment
Cooling Type		# of Buildings	1

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
Listing Number	226049983	Selling Date	
Status	Active	Selling Price	
Status Change Date	04/26/2026	Listing Agent Name	
Listing Date	04/21/2026	Listing Office Name	WINDERMERE SIGNATURE PROP ERTIES EL DORADO HILLS/FOLSOM
Listing Price	\$899,000	Selling Broker Name	
Original Listing Price	\$945,000	Selling Agent Name	
Pending Date		Listing Cancellation Date	

Listing Number	224118603	224029058	15074616
Status	Canceled	Canceled	Closed
Listing Date	10/22/2024	03/26/2024	11/24/2015
Listing Price	\$1,019,000	\$1,099,000	\$365,000
Original Listing Price	\$1,069,000	\$1,200,000	\$365,000
Selling Date			12/23/2015
Selling Price			\$369,000
Listing Expiration Date			
Listing Cancellation Date			

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/22/2015	Sale Type	Full
Settle Date	12/15/2015	Deed Type	Grant Deed
Sale Price	\$369,000	Owner Name	Gulfstream Portolio Management LLC
Price Per Sq Ft	\$191.89	Owner Name 2	
Multi/Split Sale		Seller Name	Tejada Betty J Trust
Document Number	151222-1187	Title Company	Fidelity National Title Co

Recording Date	12/22/2015	08/25/2015	08/25/2015	02/25/2000	03/20/1992
Settle Date	12/15/2015	08/18/2015	08/18/2015	02/02/2000	02/01/1992
Sale Price	\$369,000				

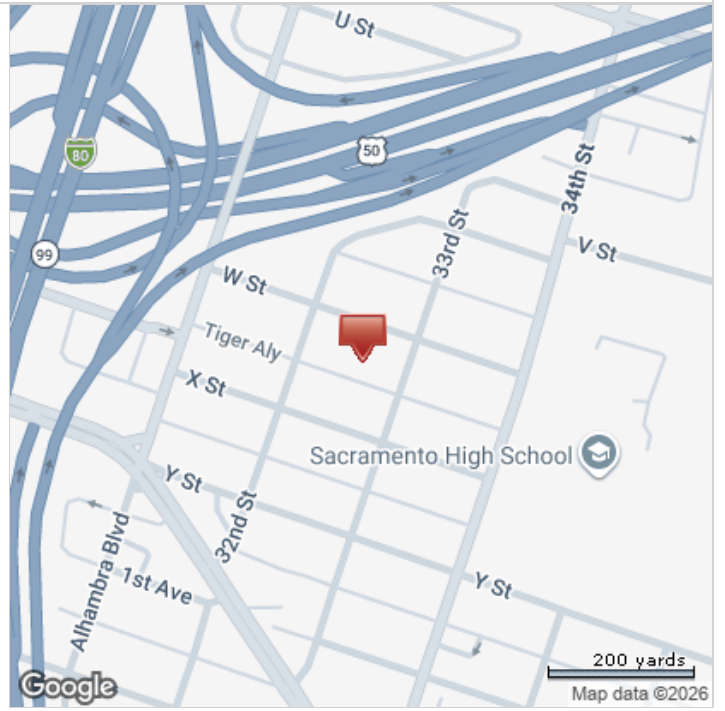
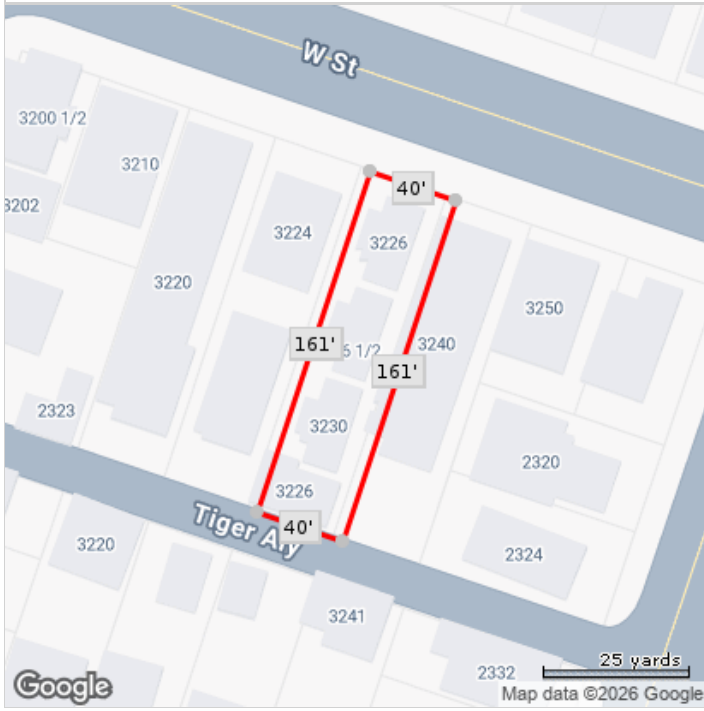
Nominal		Y	Y	Y	Y
Multi/Split Sale Type					
Owner Name	Gulfstream Portfolio Management	Tejada Betty J Trust	Tejada Betty J	Tejada Arthur & B 1989 Trust Pt	Tejada Arthur & Betty
Seller Name	Tejada Betty J Trust	Tejada A & B 1989 Trust	Tejada Arthur E	Tejada Betty J & Arthur E	Arthur E Tejada
Document Number	151222-1187	150825-1254	150825-1253	225-784	920320-421
Deed Type	Grant Deed	Grant Deed	Affidavit	Quit Claim Deed	Deed (Reg)
Title Company	Fidelity National Title Co	Attorney Only	Attorney Only		

Recording Date		05/17/1990		12/21/1989	
Settle Date		05/01/1989			
Sale Price					
Nominal		Y		Y	
Multi/Split Sale Type					
Owner Name		Tejada Rose G		Tejada Rose	
Seller Name		Tejada Rose G		Tejada Manuel	
Document Number		900517-1317		891221-1272	
Deed Type		Deed (Reg)		Joint Survivorship/Right Of	
Title Company					

MORTGAGE HISTORY					
Mortgage Date	09/19/2025		08/13/2020		01/22/2016
Mortgage Amount	\$450,000		\$473,000		\$300,000
Mortgage Lender	Private Individual		Fay Svcng LLC		
Borrower Name	Gulfstream Portfolio Mgmt LLC		Gulfstream Portfolio Mgmt LLC		Gulfstream Portfolio Management
Borrower Name 2					
Mortgage Purpose	Refi		Refi		Refi
Mortgage Type	Private Party Lender		Conventional		Private Party Lender
Interest Rate Type					
Mortgage Int Rate					
Mortgage Term			30		
Mortgage Term Code			Years		

FORECLOSURE HISTORY					
Document Type					
Default Date					
Foreclosure Filing Date					
Recording Date					
Document Number					
Book Number					
Page Number					
Default Amount					
Final Judgment Amount					
Original Doc Date					
Original Document Number					
Original Book Page					
Lien Type					

PROPERTY MAP



*Lot Dimensions are Estimated