



ADUVerify

Preliminary Assessment · ADUVerify.com

Sacramento, CA 95822 · location details redacted for privacy

Likely Feasible

Data completeness 70/100

City records show zone R-1, which we have on file as a residential zone.

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PRELIMINARY FINANCIAL ESTIMATES

\$250,000 Assumed build cost preliminary estimate	\$1,430/mo ZIP avg. 1-bed rent RentCast · 11 one-bedroom listings	6.9% Gross yield before expenses · net on p4	14.6 yrs Gross payback before expenses · net on p4
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RENTAL MARKET INTELLIGENCE · RentCast · average asking rent of 11 one-bedroom listings in ZIP 95822

\$1,430/mo MONTHLY RENT Listings ranged from \$1,200 to \$1,725 (11 listings)	\$17,160 ANNUAL GROSS RENT	14.6 yrs GROSS PAYBACK before expenses · net on p4
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PROPERTY LOCATION — SATELLITE VIEW · AERIAL VIEW BLURRED FOR PRIVACY



FIRE HAZARD ZONE — CAL FIRE FRAP 2024

No state-designated fire hazard zone found for this address

Source: CAL FIRE FRAP · Data current as of report date

KEY FACTORS

✓ Zoning: R-1, from city records · Lot size: not provided.

✓ A Junior ADU (JADU) may also be possible, subject to the city's review.

✓ Rent basis: 11 one-bedroom ZIP listings

FULL ANALYSIS — ADU INTELLIGENCE

City records show zone R-1, which we have on file as a residential zone. Lot size: not provided. Final approval depends on the city's permit review.

— ADU Intelligence, a preliminary assessment tool by ADUVerify.com

About This Property — This report covers a property in Sacramento, in Sacramento County, California. It uses the data sources listed in this report, current as of October 15, 2026.

Financial Projection (Preliminary) — The rent figure, \$1,430/mo, is the average asking rent of 11 one-bedroom listings in ZIP 95822. At the assumed \$250,000 build cost that is a gross yield of 6.9% and a gross payback of 14.6 years before expenses; after an assumed 25–35% for operating expenses, the net cap rate is 4.5%–5.1% and the net payback 19.4–22.4 years.

Risks and Considerations — Not in a FEMA high- or moderate-risk flood area in the data we checked. That data doesn't list minimal-risk or undetermined areas, so the exact flood zone isn't confirmed. You can look it up on FEMA's Flood Map Service Center. These checks found no designation for this address: a CAL FIRE fire hazard severity zone; the California Coastal Zone; a National Register historic district; and an individually listed National Register resource within 30 metres.

MAXIMUM UNIT POTENTIAL (PRELIMINARY)

Up to 3 units may be possible: the main house, a detached ADU and a Junior ADU (JADU), subject to the city's review.

Lot size: not provided. · California ADU law (Gov. Code §66310 et seq., as amended by SB 543 and AB 1154) applies, subject to local rules. · No parcel records were used, so APN, year built and living area are not shown.

MAXIMUM UNIT POTENTIAL — ADDRESS & UTILITIES LOGISTICS

Unit	Typical Address Format	Utility Account
Primary Home	Address redacted	Existing account
Detached ADU	Address redacted, Unit B	Separate meter required
JADU	Address redacted, Unit J	Often shared or sub-metered

Three units = three mail streams + up to three separate utility accounts. Confirm address assignment process with your local planning department.

PROPERTY INTELLIGENCE SUMMARY

DATA RETRIEVED BY ADUVERIFY

Address geocoded	✓ Verified
County identified	✓ Sacramento County
Flood zone checked	Not in a high- or moderate-risk area in the data we checked; exact zone not confirmed
Fire zone checked	✓ FRAP 2024 verified
Rent basis	11 one-bedroom listings
Census tract	Not determined (U.S. Census lookup unavailable)

REQUIRES LOCAL VERIFICATION

Zoning code	✓ City records
Lot size and dimensions	County assessor required
APN / Parcel number	County assessor required
Year built	County assessor required
HOA / CC&Rs	Title search required
Utility capacity	Utility provider required
Soil conditions	Site survey required

PLANNING OVERLAYS

Overlay	Status	Detail
Flood Zone	Not in a high- or moderate-risk area in the data we checked; exact zone not confirmed	FEMA FIRM
Fire Hazard	✓ None	CAL FIRE FRAP 2024
Coastal Zone	✓ Outside the Coastal Zone	CA Coastal Commission — Coastal_Zone_Polygon
Historic District	✓ not in a National Register district · ✓ no listing within 30 m	National Register of Historic Places — NPS
Airport Influence	▲ Airport influence — not verified	Not checked this report

✓ Green = no constraint identified from automated sources · ▲ Amber = constraint present — verify with local authorities

SCORE BREAKDOWN BY CATEGORY

LOCATION100%

ZONING & LOT50%

ENVIRONMENTAL50%

RENTAL MARKET100%

FINANCIALShown

Green items are API-retrieved from live government sources · subject to source accuracy limitations. Amber items require human verification — standard for any preliminary feasibility assessment.

Data sources used: Google Maps Geocoding & Places · FCC Block API · FEMA FIRM Flood Zone API · RentCast rental listings (ZIP) · CAL FIRE FRAP Fire Hazard Layer
Not available: County assessor parcel data · Zoning and lot size must be verified with your local planning department.
Important: Preliminary assessment only — not a zoning determination, legal opinion, or financial guarantee. Data completeness 70/100 (Good) — Most scored data points verified — see categories below for items requiring local confirmation. Confirm all findings with your local planning department before making financial decisions.

HOW RELIABLE IS THIS REPORT?

70

out of 100

Data completeness 70/100

Feasibility Signal: Likely Feasible

How much of the data we check was available

Most scored data points verified — see categories below for items requiring local confirmation.

✓ ADDRESS GEOCODED

Coordinates verified (redacted)

+10 pts

✓ JURISDICTION IDENTIFIED

Sacramento County

+10 pts

• RENT BASIS

RentCast · average asking rent of 11 one-bedroom listings in ZIP 95822

+20 pts

– FEMA FLOOD ZONE

Not in a high- or moderate-risk area in the data we checked; exact zone not confirmed

+0 pts — exact zone not confirmed

✓ CAL FIRE FRAP

No state-designated fire hazard zone found for this address

+15 pts

✓ Zoning

R-1 — sacramento_city_gis residential zone

+15 pts

▲ LOT SIZE

Not provided — obtain from county assessor

+0 pts — not provided

HOW TO IMPROVE YOUR SCORE

+15 Provide your lot size when ordering — look it up at your county assessor's website (search by address, free)

HOW YOUR ROI COMPARES — CALIFORNIA ADU BENCHMARKS

Gross yield **6.9%** of build cost, before expenses. Assuming **25–35%** for vacancy, maintenance, insurance, tax and management — a general assumption, not measured here — the **net cap rate is 4.5%–5.1%**, 0.8–0.9× the CA ADU average, paying back in 19.4–22.4 years. The benchmarks below are net, so this row is stated net too.

Scenario	Illustrative net return
★ This Property (net of assumed expenses)	4.5–5.1%
CA ADU Average	~5.5%
CA Rental Property (avg)	~4.5%

Benchmarks are illustrative averages for context only. ADU performance varies by location, build cost, and rental market.

10-YEAR FIGURES — ILLUSTRATIVE, NOT ADDED TOGETHER

\$171,600

Gross rent, 10 years
(10 yrs × \$1,430/mo)

\$111,540–\$128,700

Rent after expenses, 10 years
after an assumed 25–35% for expenses

\$212,500

Equity effect (assumption)
Assumes ADU adds 85% of build cost

Illustrative only. The 25–35% expense range (vacancy, maintenance, insurance, tax, management) is a general assumption, not measured for this property. The 85% equity figure is an assumption, not an appraisal of this property. These figures are not added together. Consult a financial advisor.

Three Actions That Drive Results

Use the findings in this report to accelerate your project. Start with #1 — it costs nothing.

1

Share the Architect's Brief

Page 6 of this report is formatted for direct handoff to your architect or contractor. It packages site conditions, overlays, and financial data in a format that saves them 10+ hours of research.

2

Visit Your Planning Department

Bring this report to your city planning department. Request an official zoning confirmation letter for your parcel. This costs \$0 in most California cities and is the only definitive answer on what you can build.

3

Read the Developer's Playbook

[aduverify.com/playbook](#) — Free strategy guide covering California ADU law, city-by-city permit ratings, ROI maximization tactics, and how to find and vet licensed ADU contractors.

CALIFORNIA STATE MINIMUM STANDARDS (DESIGN REFERENCE)

Standard	State Minimum	Notes for Designer
Side/Rear Setbacks	No more than 4 ft side/rear	New ADUs of any size; none for a converted existing structure.
Maximum Height	16 ft detached / 25 ft attached, or the home's limit if lower	Transit-adjacent lots may allow 18–20 ft detached.
Maximum Size	850 sq ft (1-bed) / 1,000 sq ft (2+ bed)	Cities must allow at least 800 sq ft with 4-ft side and rear setbacks.
Permit Timeline	60 days (ministerial)	No public hearings required. Administrative approval only.
Impact Fees	None for ADUs ≤750 sq ft	Above 750 sq ft, proportional to the main home's size. Utility connection fees are separate.

Pre-Design Feasibility Summary

Prepared for handoff to your licensed architect, designer, or contractor

To the Architect/Designer:

This brief was generated by ADUVerify's automated feasibility engine using Google Maps geocoding, FEMA flood data, CAL FIRE FRAP 2024 fire hazard data, and RentCast rental market data. It represents a preliminary screening — not a zoning determination. Use this data as a starting point for your site analysis. All findings require verification with local planning authorities before design commences.

PROPERTY INFORMATION

Address	Redacted for privacy
City / State	Sacramento, CA 95822
County	Sacramento County
Census Tract	Not determined (U.S. Census lookup unavailable)
Lot Size	Not provided — obtain from county assessor
Zoning	R-1 ✓ City records — sacramento_city_gis · residential zone

SITE CONDITIONS & OVERLAYS

Flood Zone	Not in a high- or moderate-risk area in the data we checked; exact zone not confirmed
SFHA Status	Not confirmed — see Data Gaps
Fire Zone	No state-designated fire hazard zone found for this address
FHSZ	No state-mandated fire hardening required. Verify local fire marshal requirements during permit application — typically minimal for this designation. · CAL FIRE FRAP
Coastal Zone	✓ Outside the Coastal Zone
Historic	✓ not in a National Register district · ✓ no listing within 30 m
Airport Influence	Not verified — check with Caltrans Aeronautics
Property Type	Single Family Residential
Land Use (OSM)	Not available from public sources

SITE AERIAL VIEW · AERIAL VIEW BLURRED FOR PRIVACY



PRELIMINARY ADU TYPE RECOMMENDATIONS

- Detached ADU
- Attached ADU
- Conversion of existing space (e.g. a garage)
- Junior ADU (JADU)

City records show zone R-1, which we have on file as a residential zone. These ADU types may be possible; final approval depends on the city's permit review.

Parking	Not determined	Not determined. No parking may be required for the new ADU within one-half mile walking distance of public transit, including bus stops (Gov. Code §66322(a)(1), §66313(m)). This report does not check bus stops. Check for any bus or rail stop within a half-mile walk, then confirm with your city's planning department.
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Data Gaps — Architect Should Verify:

- Exact lot dimensions and APN — obtain from Sacramento County Assessor
- Any CC&Rs, HOA restrictions, or deed covenants — title search required
- Utility connection points and capacity — contact local utility provider
- Soil conditions and topography — site survey required
- Flood zone — Not in a FEMA high- or moderate-risk flood area in the data we checked. That data doesn't list minimal-risk or undetermined areas, so the exact flood zone isn't confirmed. You can look it up on FEMA's Flood Map Service Center.