

**Sacramento County – Office of the Assessor  
Property Data Disclaimer**

Building Characteristics and Land Use Codes are determined by the Sacramento County Assessor's Office and are for **assessment purposes only**. "Public Records" or "County Records" on websites other than [Parcel Viewer](#) may not accurately reflect what is in the Assessor's System, nor be consistent with how the data was intended to be used by the Assessor's Office.

Accessory Dwelling Units (ADUs) - Land Use Code Variability

The Assessor's Office does not have a unique land use code for Accessory Dwelling Units. A land use code beginning with A2A denotes 2-single family dwellings on one parcel. This is the best choice available to the Assessor. However, a broad range of 2-single family dwelling properties exists within that designation. Parcels with this code could thus vary substantially from one another. Examples include, but are not limited to:

- Main house and a studio unit with kitchen, bath and separate entrance above a detached garage
- Main house and an attached studio with kitchen, bath and separate entrance
- Main house with a bedroom featuring separate efficiency kitchen (including a sink) and entrance
- Main house and a detached 3BR/2BA house with kitchen and garage
- Main house and a 2BR/1.5BA manufactured home with kitchen on a permanent foundation
- Two houses of equal size and quality on separate sides of the same parcel

A2A is *not* to be confused with A2B which denotes a Duplex.

Inquires about characteristics and land use codes should be directed to the Assessor's Office by calling [916-875-0700](tel:916-875-0700) or emailing [assessor@sacounty.net](mailto:assessor@sacounty.net).

Comments can also be submitted via the [Parcel Viewer](#) tool on our website by clicking on the email icon on the upper right-hand corner.