

Single Family Residence **RESIDENTIAL**

5 RIVER RIDGE CT

SACRAMENTO, CA 95831

\$531,858 TopHap Estimate · \$377 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,409 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$532K

\$508K low

\$556K high

Last Sale

\$380,000 · Aug 25, 2006

Est. Owner Equity

\$173,858

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,124 (2025)
Assessed Value	\$519,283
Previous Assessed	\$509,102

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

65
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2006	Resale	Grant Deed	\$380,000	\$270	\$380K
Mar 27, 1998	Resale	Grant Deed	\$133,000	\$94	\$131K
Apr 11, 1991	Quitclaim	Quit Claim Transfer			\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	1.2 mi

District: Sacramento City 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.

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 NEIGHBORHOOD · ZIP 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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