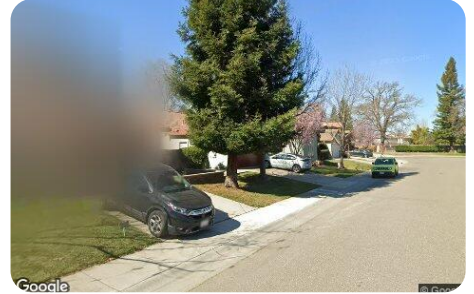


Single Family Residence **RESIDENTIAL**

9 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$648,286 TopHap Estimate · \$268 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,419 ft²
LIVING AREA

0.16 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$648K

\$624K low

\$672K high

Last Sale

\$552,000 · Sep 28, 2020

Est. Owner Equity

\$181,286

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,608 (2025)
Assessed Value	\$609,449
Previous Assessed	\$597,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

82
FLOOD

43
WILDFIRE

51
HEAT

39
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2020	Resale	Grant Deed	\$552,000	\$228	\$467K
Oct 19, 2017	Quitclaim	Quit Claim Transfer			
Mar 6, 2008	Resale	Grant Deed	\$299,000	\$124	\$284K
Oct 29, 2007	Non-arms-length	Trustees Deed	\$369,000	\$153	
May 24, 2006	Resale	Grant Deed	\$550,000	\$227	\$400K
Jun 16, 2004	Quitclaim	Quit Claim Transfer			\$356K
Mar 28, 2001	Quitclaim	Quit Claim Transfer			
Mar 28, 2001	Resale	Grant Deed	\$259,500	\$107	\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.3 mi
Natomas High School	High	9–12	2.7 mi
Natomas Middle School	Middle	6–8	4.1 mi

District: Natomas 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.

NEIGHBORHOOD · ZIP 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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