

Single Family Residence **RESIDENTIAL**

5 RIVERMONT CT

SACRAMENTO, CA 95833

\$409,836 TopHap Estimate · \$367 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,116 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1987
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$410K

\$378K low

\$441K high

Last Sale

\$70,500 · Feb 5, 1997

Est. Owner Equity

\$344,086

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$1,598 (2025)
Assessed Value	\$390,000
Previous Assessed	\$114,632

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

89
FLOOD

61
WILDFIRE

50
HEAT

41
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
Oct 15, 2025	Financing	Intrafamily Transfer			
Sep 29, 2025	Financing	Intrafamily Transfer			
Jul 16, 2019	Quitclaim	Quit Claim Transfer			
Feb 5, 1997	Resale	Grant Deed	\$70,500	\$63	\$70K
Sep 11, 1996	Non-arms-length	Trustees Deed	\$102,739	\$92	
May 5, 1988	Non-arms-length	Grant Deed	\$72,000	\$65	\$72K
Oct 1, 1985	Non-arms-length	Grant Deed	\$140,000	\$125	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.9 mi
Rio Terra Junior High School	Middle	7–8	0.9 mi
Grant Union High School	High	9–12	3.1 mi

District: Twin Rivers 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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