

Single Family Residence **RESIDENTIAL**

10 RIVER GLADE CT

SACRAMENTO, CA 95831

\$677,306 TopHap Estimate · \$311 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,177 ft²

LIVING AREA

0.21 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$677K

\$662K low

\$692K high

Last Sale

\$675,000 · May 21, 2026

Est. Owner Equity

\$352,306

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,943 (2025)
Assessed Value	\$663,000
Previous Assessed	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

47
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2026	Resale	Grant Deed	\$675,000	\$310	\$325K
Dec 13, 2024	Financing	Deed Of Distribution			
Oct 4, 2022	Financing	Intrafamily Transfer			
Oct 4, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caroline Wenzel Elementary School	Elementary	KG–6	0.5 mi
John F. Kennedy High School	High	9–12	0.9 mi
Sam Brannan Middle School	Middle	7–8	2.2 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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