

Single Family Residence **RESIDENTIAL**

3 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$643,521 TopHap Estimate · \$248 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,593 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$644K

\$604K low

\$683K high

Last Sale

\$273,500 · May 8, 2001

Est. Owner Equity

\$24,771

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$5,582 (2025)
Assessed Value	\$433,030
Previous Assessed	\$424,541

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
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
Apr 13, 2012	Financing	Intrafamily Transfer			\$130K
Apr 13, 2012	Quitclaim	Quit Claim Transfer			
Nov 10, 2004	Quitclaim	Quit Claim Transfer			
May 8, 2001	Resale	Grant Deed	\$273,500	\$105	\$218K

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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