

Single Family Residence **RESIDENTIAL**

4 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$621,920 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,426 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$622K

\$586K low

\$657K high

Last Sale

\$435,000 · Jun 2, 2017

Est. Owner Equity

\$0

Loan-to-Value

116%

TAX & ASSESSMENT

Property Tax	\$6,986 (2025)
Assessed Value	\$567,375
Previous Assessed	\$556,251

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

79
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
May 31, 2017	Resale	Grant Deed	\$435,000	\$179	\$435K
Feb 9, 2017	Non-arms-length	Trustees Deed	\$370,000	\$153	
Feb 23, 2005	Quitclaim	Quit Claim Transfer			
Jan 25, 2005	Quitclaim	Quit Claim Transfer			
Feb 28, 2001	Resale	Grant Deed	\$255,000	\$105	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.2 mi
Natomas High School	High	9–12	2.6 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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