

Single Family Residence **RESIDENTIAL**

16 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$629,958 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,593 ft²
LIVING AREA

0.18 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$630K

\$593K low

\$667K high

Last Sale

\$258,000 · Feb 28, 2001

Est. Owner Equity

\$629,958

TAX & ASSESSMENT

Property Tax	\$3,398 (2025)
Assessed Value	\$409,704
Previous Assessed	\$401,672

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

87
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
Feb 28, 2001	Resale	Grant Deed	\$258,000	\$99	

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	4.0 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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