

Single Family Residence **RESIDENTIAL**

28 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$640,621 TopHap Estimate · \$247 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,593 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$641K

\$592K low

\$689K high

Last Sale

\$348,000 · Jul 15, 2013

Est. Owner Equity

\$640,621

TAX & ASSESSMENT

Property Tax

\$5,598 (2025)

Assessed Value

\$435,117

Previous Assessed

\$426,587

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

87 FLOOD	43 WILDFIRE	51 HEAT	39 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2025	Financing	Intrafamily Transfer			
Jul 10, 2013	Resale	Grant Deed	\$348,000	\$134	
Feb 12, 2013	Quitclaim	Quit Claim Transfer			\$276K
Dec 15, 2004	Quitclaim	Quit Claim Transfer			
Feb 28, 2001	Resale	Grant Deed	\$280,500	\$108	\$224K

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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