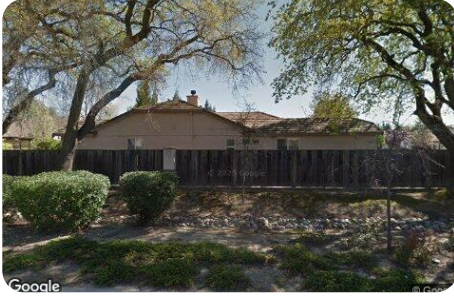


Single Family Residence **RESIDENTIAL**

34 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$588,900 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,875 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$589K

\$563K low

\$615K high

Last Sale

\$589,000 · Jul 10, 2026

Est. Owner Equity

\$275,900

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,884 (2025)
Assessed Value	\$457,264
Previous Assessed	\$448,299

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
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
Jul 6, 2026	Resale	Grant Deed	\$589,000	\$314	\$471K
Dec 15, 2021	Financing	Intrafamily Transfer			
Jan 16, 2018	Resale	Grant Deed	\$394,000	\$210	\$335K
Apr 13, 2011	Resale	Grant Deed	\$215,000	\$115	\$161K
Jan 31, 2009	Quitclaim	Quit Claim Transfer			
May 25, 2001	Resale	Grant Deed	\$267,500	\$143	\$130K

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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