

Single Family Residence **RESIDENTIAL**

8564 LA RIVIERA DR

SACRAMENTO, CA 95826

\$612,941 TopHap Estimate · \$458 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,338 ft²

LIVING AREA

0.14 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$613K

\$513K low

\$713K high

Last Sale

\$569,000 · Nov 26, 2025

Est. Owner Equity

\$100,841

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,601 (2025)
Assessed Value	\$569,000
Previous Assessed	\$465,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

63
WILDFIRE

48
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2025	Resale	Grant Deed	\$569,000	\$425	\$512K
Jul 28, 2025	Financing	Intrafamily Transfer			
Jul 28, 2025	Resale	Grant Deed	\$410,000	\$306	\$390K
Dec 21, 1992	Financing	Grant Deed			\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hubert H. Bancroft Elementary School	Elementary	KG–6	0.6 mi
Rosemont High School	High	9–12	2.7 mi
Kit Carson Middle School	Middle	7–8	2.9 mi

District: Sacramento City 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 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K 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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