

Single Family Residence **RESIDENTIAL**

33 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$696,311 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,593 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$696K

\$673K low

\$720K high

Last Sale

\$501,000 · Nov 30, 2004

Est. Owner Equity

\$63,736

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$8,709 (2025)
Assessed Value	\$712,296
Previous Assessed	\$698,330

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

88
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
Dec 18, 2012	Quitclaim	Quit Claim Transfer			\$283K
Dec 18, 2012	Quitclaim	Quit Claim Transfer			
Sep 11, 2008	Quitclaim	Quit Claim Transfer			
Nov 11, 2004	Resale	Grant Deed	\$501,000	\$193	\$320K
Feb 18, 2003	Quitclaim	Quit Claim Transfer			\$10K
Mar 16, 2001	Resale	Grant Deed	\$283,500	\$109	\$253K
Mar 16, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.2 mi
Natomas High School	High	9–12	2.7 mi

Natomas Middle School	Middle	6–8	4.0 mi
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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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