

Single Family Residence **RESIDENTIAL**

2 MAD RIVER CT

SACRAMENTO, CA 95831

\$748,982 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,467 ft²

LIVING AREA

0.26 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$749K

\$693K low

\$805K high

Last Sale

\$526,000 · Sep 30, 2016

Est. Owner Equity

\$298,732

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,457 (2025)
Assessed Value	\$622,671
Previous Assessed	\$610,462

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

47
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2021	Financing	Intrafamily Transfer			\$450K
Sep 28, 2016	Resale	Grant Deed	\$526,000	\$213	\$483K
Dec 7, 2004	Resale	Grant Deed	\$525,000	\$213	\$420K
Feb 10, 1999	Resale	Grant Deed	\$17,000	\$7	\$180K
Apr 2, 1996	Quitclaim	Quit Claim Transfer			
May 9, 1991	Resale	Grant Deed	\$242,000	\$98	\$191K
Jul 18, 1988	Resale	Grant Deed	\$167,500	\$68	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.8 mi
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.8 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K 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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