

Single Family Residence **RESIDENTIAL**

16 RIVER GLADE CT

SACRAMENTO, CA 95831

\$645,669 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,133 ft²

LIVING AREA

0.25 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$646K

\$620K low

\$672K high

Last Sale

\$430,000 · Feb 28, 2018

Est. Owner Equity

\$154,569

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$9,407 (2025)
Assessed Value	\$499,047
Previous Assessed	\$489,263

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
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
Apr 15, 2021	Financing	Intrafamily Transfer			
Nov 6, 2018	Quitclaim	Quit Claim Transfer			\$481K
Nov 1, 2018	Quitclaim	Quit Claim Transfer			
Feb 26, 2018	Resale	Grant Deed	\$430,000	\$202	\$422K
Jan 31, 2013	Resale	Grant Deed	\$326,000	\$153	\$331K
Feb 5, 2013	Quitclaim	Quit Claim Transfer			
Apr 19, 2012	Resale	Grant Deed	\$205,000	\$96	
Nov 1, 2011	Non-arms-length	Trustees Deed	\$225,250	\$106	
Nov 1, 2011	Non-arms-length	Trustees Deed	\$225,250	\$106	
Mar 17, 2004	Resale	Grant Deed	\$383,000	\$180	\$242K
Mar 17, 2004	Quitclaim	Quit Claim Transfer			
Jun 26, 2003	Resale	Grant Deed	\$275,000	\$129	

Mar 4, 1999 Quitclaim Quit Claim Transfer

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caroline Wenzel Elementary School	Elementary	KG–6	0.5 mi
John F. Kennedy High School	High	9–12	0.9 mi
Sam Brannan Middle School	Middle	7–8	2.2 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