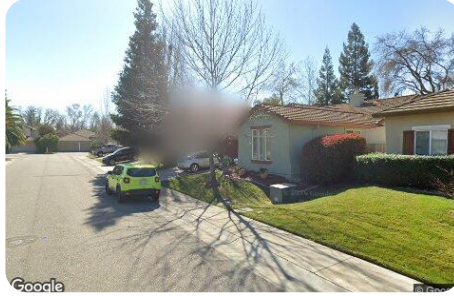


Single Family Residence **RESIDENTIAL**

21 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$695,412 TopHap Estimate · \$310 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,241 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$695K

\$670K low

\$721K high

Last Sale

\$668,000 · Apr 13, 2022

Est. Owner Equity

\$161,012

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,078 (2025)
Assessed Value	\$723,063
Previous Assessed	\$708,886

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

84
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
Apr 11, 2022	Resale	Grant Deed	\$668,000	\$298	\$534K
May 25, 2018	Resale	Grant Deed	\$425,000	\$190	\$417K
Jan 30, 2018	Resale	Trustees Deed	\$398,500	\$178	\$399K
Aug 18, 2005	Resale	Grant Deed	\$519,000	\$232	\$415K
Mar 27, 2003	Financing	Grant Deed			\$248K
Sep 10, 2001	Recorded document	Grant Deed			
Mar 29, 2001	Resale	Grant Deed	\$252,500	\$113	\$235K

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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