

Single Family Residence **RESIDENTIAL**

2 RIVERMONT CT

SACRAMENTO, CA 95833

\$400,807 TopHap Estimate · \$359 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,116 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$401K

\$348K low

\$453K high

Last Sale

\$390,000 · Jan 21, 2025

Est. Owner Equity

\$400,807

TAX & ASSESSMENT

Property Tax	\$4,146 (2025)
Assessed Value	\$397,800
Previous Assessed	\$325,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

89
FLOOD

64
WILDFIRE

50
HEAT

41
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
Jan 13, 2025	Resale	Grant Deed	\$390,000	\$349	
Oct 17, 2024	Resale	Grant Deed	\$220,000	\$197	
Mar 22, 2002	Resale	Grant Deed	\$145,000	\$130	\$141K
Apr 30, 1990	Resale	Grant Deed	\$110,000	\$99	\$108K
May 5, 1988	Resale	Grant Deed	\$73,000	\$65	\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.9 mi
Rio Terra Junior High School	Middle	7–8	1.0 mi
Grant Union High School	High	9–12	3.1 mi

District: Twin Rivers 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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