

Single Family Residence **RESIDENTIAL**

5 RIVERMEAD CT

SACRAMENTO, CA 95831

\$704,111 TopHap Estimate · \$355 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,984 ft²

LIVING AREA

0.25 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$704K

\$627K low

\$781K high

Last Sale

\$260,000 · Sep 15, 2000

Est. Owner Equity

\$203,911

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,861 (2025)
Assessed Value	\$399,590
Previous Assessed	\$391,756

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	44 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2022	Financing	Intrafamily Transfer			\$450K
Jan 25, 2021	Financing	Grant Deed			
Dec 3, 2020	Quitclaim	Quit Claim Transfer			\$440K
Sep 15, 2000	Resale	Grant Deed	\$260,000	\$131	\$234K
Feb 11, 1998	Quitclaim	Quit Claim Transfer			\$117K
Oct 23, 1996	Quitclaim	Quit Claim Transfer			
Oct 23, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.6 mi
John F. Kennedy High School	High	9–12	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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