

Planned Unit Development (Pud)

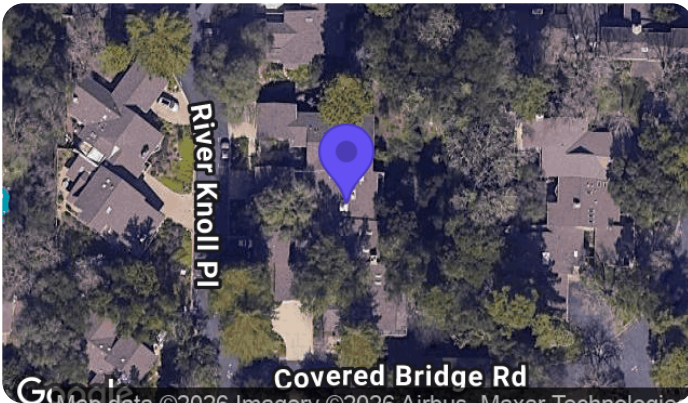
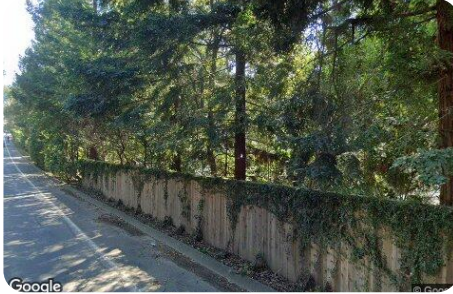
RESIDENTIAL

62 RIVERKNOLL PL

CARMICHAEL, CA 95608

\$724,009

TopHap Estimate · \$300 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,415 ft²

LIVING AREA

3,049 ft²

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$724K

\$590K low

\$858K high

Last Sale

\$699,000 · Oct 31, 2024

Est. Owner Equity

\$724,009

TAX & ASSESSMENT

Property Tax	\$8,371 (2025)
Assessed Value	\$712,980
Previous Assessed	\$699,000

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36 FLOOD	63 WILDFIRE	52 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

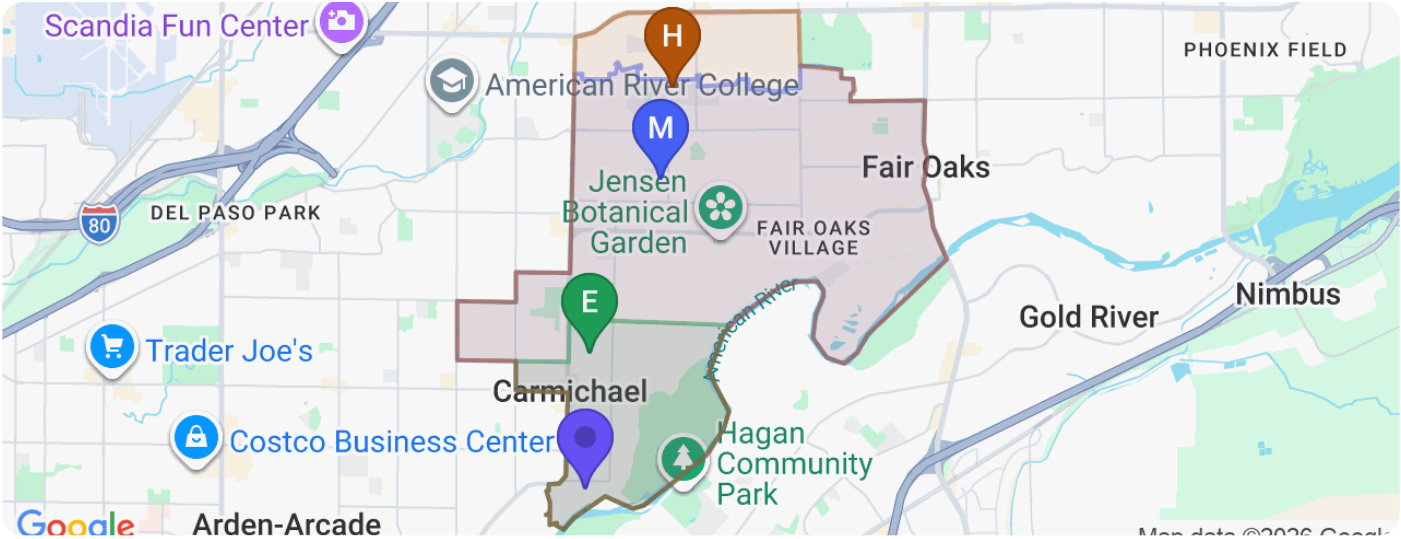
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2024	Resale	Grant Deed	\$699,000	\$289	
Sep 14, 2010	Quitclaim	Quit Claim Transfer			
Oct 23, 1998	Resale	Grant Deed	\$300,000	\$124	\$227K
Jan 15, 1988	Resale	Grant Deed	\$245,000	\$101	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Deterding Elementary School	Elementary	KG–6	1.1 mi
John Barrett Middle School	Middle	6–8	2.7 mi
Del Campo High School	High	9–12	3.5 mi

District: San Juan 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 95608

119 CRIME INDEX	86 AIR POLLUTION	66,315 POPULATION	\$89K 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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