

Single Family Residence **RESIDENTIAL**

648 RIVERGATE WAY

SACRAMENTO, CA 95831

\$674,547 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,063 ft²
LIVING AREA

0.16 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$675K

\$644K low

\$705K high

Last Sale

\$237,000 · May 26, 1994

Est. Owner Equity

\$391,647

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,979 (2025)
Assessed Value	\$410,853
Previous Assessed	\$402,798

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

65
FLOOD

63
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2003	Quitclaim	Quit Claim Transfer			\$176K
Feb 24, 1999	Quitclaim	Quit Claim Transfer			
Sep 10, 1998	Quitclaim	Quit Claim Transfer			\$183K
Apr 15, 1997	Quitclaim	Quit Claim Transfer			
May 26, 1994	Resale	Grant Deed	\$237,000	\$115	\$190K
Apr 4, 1989	Resale	Grant Deed	\$189,500	\$92	\$171K

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	0.6 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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