

Single Family Residence **RESIDENTIAL**

636 RIVERGATE WAY

SACRAMENTO, CA 95831

\$790,309 TopHap Estimate · \$270 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,932 ft²
LIVING AREA

0.16 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$790K

\$717K low

\$863K high

Est. Owner Equity

\$640,309

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,763 (2025)
Assessed Value	\$388,015
Previous Assessed	\$380,408

PROPERTY FACTS

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

CLIMATE RISK

45 FLOOD	63 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
Oct 4, 2014	Quitclaim	Quit Claim Transfer			
Apr 6, 1988	Financing	Grant Deed			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.5 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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