

Single Family Residence **RESIDENTIAL**

612 RIVERGATE WAY

SACRAMENTO, CA 95831

\$797,812 TopHap Estimate · \$390 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,047 ft²

LIVING AREA

0.16 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$798K

\$784K low

\$812K high

Last Sale

\$722,000 · Jun 29, 2021

Est. Owner Equity

\$797,812

TAX & ASSESSMENT

Property Tax	\$9,309 (2025)
Assessed Value	\$796,701
Previous Assessed	\$781,080

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

46
FLOOD

65
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2025	Financing	Correction Deed			
Jan 17, 2025	Financing	Intrafamily Transfer			
Oct 11, 2024	Financing	Intrafamily Transfer			
Jul 1, 2021	Financing	Intrafamily Transfer			
Jun 28, 2021	Resale	Grant Deed	\$722,000	\$353	

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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