

Single Family Residence **RESIDENTIAL**

# 600 RIVERGATE WAY

SACRAMENTO, CA 95831

**\$728,294** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,251 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$728K**

\$671K low

\$786K high

Last Sale

**\$185,000 · Mar 5, 1997**

Est. Owner Equity

**\$378,294**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,795 (2025) |
| Assessed Value    | \$307,307      |
| Previous Assessed | \$301,282      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

10  
FLOOD

46  
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 |
|--------------|-----------------|---------------------|-----------|--------|------|
| Dec 21, 2001 | Quitclaim       | Quit Claim Transfer |           |        |      |
| Mar 5, 1997  | Resale          | Grant Deed          | \$185,000 | \$82   |      |
| Aug 7, 1996  | Non-arms-length | Trustees Deed       | \$145,229 | \$65   |      |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|