

Single Family Residence **RESIDENTIAL**

# 588 RIVERGATE WAY

SACRAMENTO, CA 95831

**\$610,001** TopHap Estimate · \$307 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,986 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$610K**

\$567K low

\$653K high

Est. Owner Equity

**\$510,001**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,672 (2025) |
| Assessed Value    | \$384,157      |
| Previous Assessed | \$376,626      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 46<br>WILDFIRE | 50<br>HEAT | 38<br>STORM | 21<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jul 11, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Jun 15, 1998 | Quitclaim       | Quit Claim Transfer |           |        | \$163K |
| Jun 18, 1992 | Resale          | Grant Deed          | \$213,000 | \$107  | \$170K |
| Apr 9, 1992  | Non-arms-length | Trustees Deed       | \$239,071 | \$120  |        |
| Jan 3, 1991  | Resale          | Trustees Deed       | \$275,000 | \$138  | \$220K |

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|