

Townhouse **RESIDENTIAL**

# 809 RIVERGATE PL

ALEXANDRIA, VA 22314

**\$2,348,545** TopHap Estimate · \$707 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3.5**

BATHS

**3,324 ft<sup>2</sup>**

LIVING AREA

**1,608 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**3**

STORIES

**2**

PARKING

## VALUATION

**\$2.3M**

\$2.2M low

\$2.5M high

Last Sale

**\$2,195,000 · Jul 14, 2023**

Est. Owner Equity

**\$1,948,545**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Assessed Value        | \$2,222,951 |
| Previous Assessed     | \$2,001,215 |
| Assessor Market Value | \$2,222,951 |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| Style         | Townhouse                             |
| County        | ALEXANDRIA CITY                       |
| Lot (acres)   | 0.04                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------|-------------|--------------------|--------|
| Jul 6, 2023 | Resale | Warranty Deed | \$2,195,000 | \$660              | \$400K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Jefferson-Houston PreK-8 IB School | Elementary | PK-8   | 0.9 mi   |
| Alexandria City High School        | High       | 9-12   | 2.6 mi   |

District: Alexandria City Public Schools

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 22314

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>35,025</b><br>POPULATION | <b>\$144K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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