

Single Family Residence

**RESIDENTIAL**

# 654 RIVERGATE WAY

SACRAMENTO, CA 95831

**\$657,063** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,104 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$657K**

\$628K low

\$686K high

Last Sale

**\$295,000 · Jun 6, 2001**

Est. Owner Equity

**\$73,063**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,412 (2025) |
| Assessed Value    | \$453,385      |
| Previous Assessed | \$444,496      |

## 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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 64<br>FLOOD | 61<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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 6, 2001  | Resale    | Grant Deed          | \$295,000 | \$140  | \$236K |
| Apr 9, 1999  | Quitclaim | Quit Claim Transfer |           |        | \$206K |
| Aug 15, 1990 | Resale    | Grant Deed          | \$275,000 | \$131  | \$220K |
| Oct 1, 1986  | Quitclaim | Quit Claim Transfer |           |        | \$260K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| John F. Kennedy High School       | High       | 9–12   | 0.6 mi   |
| Martin Luther King Jr. K-8 School | Elementary | KG–8   | 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 | Owner occupied |
|-----------|----------------|