

Single Family Residence **RESIDENTIAL**

301 RIVERGATE WAY

SACRAMENTO, CA 95831

\$1,003,076 TopHap Estimate · \$358 / ft² · confidence 88 · as of Jul 14, 2026



8
BEDS

4
BATHS

2,802 ft²
LIVING AREA

0.23 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

15
ROOMS

2
PARKING

VALUATION

\$1M

\$884K low

\$1.1M high

Last Sale

\$960,000 · Dec 20, 2023

Est. Owner Equity

\$240,076

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$11,694 (2025)
Assessed Value	\$998,783
Previous Assessed	\$979,200

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

45
 FLOOD

61
 WILDFIRE

50
 HEAT

38
 STORM

21
 DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2023	Resale	Grant Deed	\$960,000	\$343	\$763K
Dec 6, 2022	Financing	Intrafamily Transfer			
Oct 19, 2022	Resale	Grant Deed	\$775,000	\$277	\$675K
Dec 20, 2021	Financing	Grant Deed			
Mar 31, 2021	Resale	Grant Deed	\$550,000	\$196	\$540K
Dec 2, 1999	Resale	Grant Deed	\$168,000	\$60	\$134K
Sep 30, 1992	Resale	Grant Deed	\$180,000	\$64	\$171K
Aug 30, 1988	Resale	Grant Deed	\$130,000	\$46	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.6 mi
John F. Kennedy High School	High	9–12	1.2 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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