

Single Family Residence **RESIDENTIAL**

528 RIVERGATE WAY

SACRAMENTO, CA 95831

\$445,498 TopHap Estimate · \$474 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

940 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1982
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$445K

\$424K low

\$467K high

Last Sale

\$412,500 · Oct 19, 2022

Est. Owner Equity

\$45,373

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,235 (2025)
Assessed Value	\$437,747
Previous Assessed	\$429,165

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

43
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
Oct 12, 2022	Resale	Grant Deed	\$412,500	\$439	\$359K
Jun 14, 2021	Resale	Grant Deed	\$371,000	\$395	\$360K
Jul 26, 2019	Quitclaim	Quit Claim Transfer			\$161K
Sep 19, 2013	Resale	Grant Deed	\$177,000	\$188	\$174K
Oct 19, 2012	Financing	Intrafamily Transfer			\$140K
Sep 16, 2005	Quitclaim	Quit Claim Transfer			\$150K
Nov 30, 2005	Resale	Grant Deed	\$270,000	\$287	
Oct 24, 2005	Recorded document	Grant Deed			
Aug 27, 1993	Resale	Grant Deed	\$90,000	\$96	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.7 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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