

Single Family Residence **RESIDENTIAL**

7711 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$615,166 TopHap Estimate · \$343 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$615K

\$586K low

\$645K high

Est. Owner Equity

\$499,666

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$4,354 (2025)
Assessed Value	\$348,080
Previous Assessed	\$341,256

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

35 FLOOD	59 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 1991	Resale	Grant Deed	\$193,000	\$108	\$154K
Feb 4, 1991	Non-arms-length	Grant Deed	\$20,000	\$11	\$188K
Jun 16, 1989	Resale	Grant Deed	\$185,000	\$103	\$176K
Jun 30, 1988	Resale	Grant Deed	\$145,000	\$81	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.1 mi
John F. Kennedy High School	High	9–12	1.5 mi
Sam Brannan Middle School	Middle	7–8	3.3 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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