

Single Family Residence **RESIDENTIAL**

7719 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$679,199 TopHap Estimate · \$294 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,308 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$679K

\$624K low

\$734K high

Last Sale

\$177,000 · Jan 30, 1996

Est. Owner Equity

\$322,199

Loan-to-Value

50%

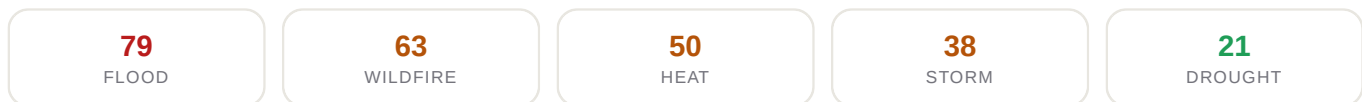
TAX & ASSESSMENT

Property Tax	\$3,820 (2025)
Assessed Value	\$299,892
Previous Assessed	\$294,013

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2024	Financing	Intrafamily Transfer			
Mar 31, 2010	Recorded document	Grant Deed			
Mar 31, 2010	Financing	Grant Deed			\$200K
Jan 30, 1996	Resale	Grant Deed	\$177,000	\$77	\$133K
Nov 1, 1988	Resale	Grant Deed	\$165,000	\$71	\$124K
Mar 1, 1988	Quitclaim	Quit Claim Transfer			\$1.6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.1 mi
John F. Kennedy High School	High	9–12	1.6 mi
Sam Brannan Middle School	Middle	7–8	3.4 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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