

Single Family Residence **RESIDENTIAL**

7723 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$610,602 TopHap Estimate · \$340 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$611K

\$597K low

\$624K high

Last Sale

\$156,000 · Mar 1, 1995

Est. Owner Equity

\$182,602

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$271,243
Previous Assessed	\$265,925

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	63 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
Sep 29, 2016	Quitclaim	Quit Claim Transfer			
Nov 26, 2002	Quitclaim	Quit Claim Transfer			\$197K
Mar 1, 1995	Resale	Grant Deed	\$156,000	\$87	\$117K
Oct 21, 1988	Resale	Grant Deed	\$104,636	\$58	\$70K

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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