

Single Family Residence **RESIDENTIAL**

7731 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$602,514 TopHap Estimate · \$336 / ft² · confidence 91 · 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

\$603K

\$550K low

\$655K high

Last Sale

\$351,000 · Jun 19, 2015

Est. Owner Equity

\$350,133

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,274 (2025)
Assessed Value	\$430,275
Previous Assessed	\$421,839

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

82 FLOOD	69 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
Jan 30, 2021	Financing	Intrafamily Transfer			\$252K
Jun 17, 2015	Resale	Grant Deed	\$351,000	\$196	\$281K
Jul 30, 1992	Resale	Grant Deed	\$179,000	\$100	\$143K
Nov 3, 1988	Resale	Grant Deed	\$145,000	\$81	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.2 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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