

Single Family Residence **RESIDENTIAL**

7743 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$612,859 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$613K

\$585K low

\$641K high

Last Sale

\$147,500 · Sep 25, 1996

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$3,157 (2025)
Assessed Value	\$248,891
Previous Assessed	\$244,012

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	65 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
Aug 11, 2025	Financing	Intrafamily Transfer			
Jun 11, 2007	Financing	Intrafamily Transfer			\$227K
Sep 25, 1996	Resale	Grant Deed	\$147,500	\$82	\$118K
Sep 13, 1990	Resale	Grant Deed	\$212,000	\$118	\$170K
Dec 20, 1988	Resale	Grant Deed	\$143,500	\$80	\$114K

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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