

Single Family Residence **RESIDENTIAL**

7749 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$540,789 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,569 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$541K

\$504K low

\$578K high

Est. Owner Equity

\$540,789

TAX & ASSESSMENT

Property Tax	\$3,411 (2025)
Assessed Value	\$274,299
Previous Assessed	\$268,922

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
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 5, 2015	Quitclaim	Quit Claim Transfer			
Feb 17, 2015	Recorded document	Affidavit Of Death			
Dec 23, 1993	Quitclaim	Quit Claim Transfer			\$117K
Aug 31, 1988	Resale	Grant Deed	\$146,500	\$93	\$126K

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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