

Single Family Residence **RESIDENTIAL**

# 7757 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

**\$600,066** TopHap Estimate · \$382 / ft² · confidence 97 · 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

**\$600K**

\$583K low

\$617K high

Last Sale

**\$320,000 · Jan 30, 2015**

Est. Owner Equity

**\$455,066**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,719 (2025) |
| Assessed Value    | \$392,271      |
| Previous Assessed | \$384,580      |

## 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

**35**  
FLOOD

**68**  
WILDFIRE

**50**  
HEAT

**38**  
STORM

**21**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 26, 2015 | Resale    | Grant Deed          | \$320,000 | \$204  | \$145K |
| Dec 9, 2005  | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 9, 2005  | Quitclaim | Quit Claim Transfer |           |        |        |
| Jan 31, 1992 | Resale    | Grant Deed          | \$203,500 | \$130  |        |
| Oct 10, 1989 | Resale    | Trustees Deed       | \$190,000 | \$121  |        |
| Oct 10, 1989 | Quitclaim | Quit Claim Transfer |           |        | \$120K |
| Dec 8, 1988  | Quitclaim | Quit Claim Transfer |           |        | \$124K |
| Dec 8, 1988  | Resale    | Trustees Deed       | \$143,000 | \$91   |        |

## 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 43,543<br>POPULATION | \$97K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|