

Single Family Residence **RESIDENTIAL**

7761 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$644,900 TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.16 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$645K

\$627K low

\$663K high

Last Sale

\$146,000 · Sep 4, 1996

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$3,109 (2025)
Assessed Value	\$246,188
Previous Assessed	\$241,362

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	68 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
Jun 27, 2019	Quitclaim	Quit Claim Transfer			
Jan 25, 2017	Financing	Intrafamily Transfer			\$320K
Sep 4, 1996	Resale	Grant Deed	\$146,000	\$81	\$142K
Oct 8, 1991	Resale	Grant Deed	\$184,500	\$103	\$148K
Nov 30, 1988	Resale	Grant Deed	\$143,500	\$80	\$114K
Mar 1, 1988	Quitclaim	Quit Claim Transfer			\$1.6M

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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