

Single Family Residence **RESIDENTIAL**

7720 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$593,015 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$593K

\$571K low

\$615K high

Last Sale

\$555,000 · Oct 31, 2023

Est. Owner Equity

\$58,015

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,844 (2025)
Assessed Value	\$577,422
Previous Assessed	\$566,100

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	63 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
Oct 24, 2023	Resale	Grant Deed	\$555,000	\$309	\$527K
Feb 5, 2016	Quitclaim	Quit Claim Transfer			
Sep 14, 2015	Quitclaim	Quit Claim Transfer			
Jul 6, 2015	Recorded document	Affidavit Of Death			
Aug 7, 1992	Quitclaim	Quit Claim Transfer			\$135K
Aug 31, 1988	Resale	Grant Deed	\$129,000	\$72	\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.1 mi
John F. Kennedy High School	High	9–12	1.5 mi
Sam Brannan Middle School	Middle	7–8	3.3 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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