

Single Family Residence **RESIDENTIAL**

7760 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$698,017 TopHap Estimate · \$313 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,228 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$698K

\$681K low

\$715K high

Est. Owner Equity

\$648,017

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$3,278 (2025)
Assessed Value	\$260,590
Previous Assessed	\$255,482

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

66
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	\$/FT ²	LOAN
Nov 8, 2019	Quitclaim	Quit Claim Transfer			
Nov 8, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.3 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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