

Single Family Residence **RESIDENTIAL**

7715 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$669,843 TopHap Estimate · \$373 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$670K

\$557K low

\$782K high

Last Sale

\$654,000 · Apr 17, 2025

Est. Owner Equity

\$179,343

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,105 (2025)
Assessed Value	\$667,080
Previous Assessed	\$326,316

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
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
Apr 10, 2025	Resale	Grant Deed	\$654,000	\$364	\$491K
Apr 26, 2021	Financing	Intrafamily Transfer			
Apr 26, 2021	Financing	Intrafamily Transfer			\$398K
Oct 20, 2020	Quitclaim	Quit Claim Transfer			
Feb 17, 2016	Financing	Intrafamily Transfer			\$275K
Mar 20, 2014	Financing	Intrafamily Transfer			\$45K
Nov 9, 2012	Resale	Grant Deed	\$265,000	\$148	\$212K
Jun 22, 1990	Resale	Grant Deed	\$198,500	\$111	\$50K
Sep 16, 1988	Resale	Grant Deed	\$141,000	\$79	\$127K
Aug 25, 1988	Resale	Grant Deed	\$130,000	\$72	\$99K

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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