

Single Family Residence **RESIDENTIAL**

7716 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$662,166 TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,228 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$662K

\$629K low

\$696K high

Last Sale

\$352,500 · Nov 6, 2014

Est. Owner Equity

\$344,916

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,302 (2025)
Assessed Value	\$432,113
Previous Assessed	\$423,642

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	59 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	\$/FT ²	LOAN
Oct 30, 2014	Resale	Grant Deed	\$352,500	\$158	\$317K
Feb 2, 2013	Quitclaim	Quit Claim Transfer			
Jul 13, 1993	Resale	Grant Deed	\$197,000	\$88	\$184K
Aug 8, 1988	Resale	Grant Deed	\$166,500	\$75	\$150K

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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