

Single Family Residence **RESIDENTIAL**

7117 ROB RIVER WAY

SACRAMENTO, CA 95831

\$584,187 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,753 ft²
LIVING AREA

0.14 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$584K

\$554K low

\$614K high

Last Sale

\$220,500 · Apr 7, 2010

Est. Owner Equity

\$423,787

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,620 (2025)
Assessed Value	\$290,303
Previous Assessed	\$284,612

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10 FLOOD	43 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2010	Resale	Grant Deed	\$220,500	\$126	\$160K
Apr 5, 2010	Quitclaim	Quit Claim Transfer			
Jul 6, 2009	Foreclosure sale	Trustees Deed	\$386,531	\$220	
Mar 28, 2003	Resale	Grant Deed	\$272,500	\$155	\$259K
Dec 27, 1996	Non-arms-length	Trustees Deed	\$5,000	\$3	
Dec 27, 1996	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.5 mi
John F. Kennedy High School	High	9–12	0.8 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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