

Single Family Residence **RESIDENTIAL**

7727 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$664,650 TopHap Estimate · \$263 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,526 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$665K

\$638K low

\$691K high

Last Sale

\$369,500 · Jan 21, 2004

Est. Owner Equity

\$414,650

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$11,365 (2025)
Assessed Value	\$647,331
Previous Assessed	\$634,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

81
FLOOD

63
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
Jun 5, 2026	Financing	Mortgage			\$250K
Jan 31, 2025	Financing	Grant Deed			
Jan 21, 2004	Resale	Grant Deed	\$369,500	\$146	\$351K
Feb 2, 2000	Quitclaim	Quit Claim Transfer			\$50K
Oct 28, 1988	Resale	Grant Deed	\$160,500	\$64	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.2 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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