

Single Family Residence

RESIDENTIAL

7149 ROB RIVER WAY

SACRAMENTO, CA 95831

\$560,276

TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,622 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$560K

\$539K low

\$582K high

Last Sale

\$295,000 · Mar 19, 2004

Est. Owner Equity

\$230,676

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,147 (2025)
Assessed Value	\$427,795
Previous Assessed	\$419,408

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

43
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2004	Resale	Grant Deed	\$295,000	\$182	\$240K
Mar 9, 1990	Resale	Grant Deed	\$162,000	\$100	\$180K

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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