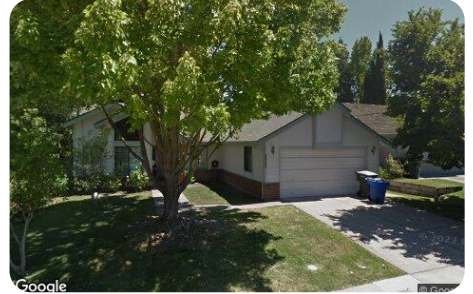


Single Family Residence **RESIDENTIAL**

7755 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$634,460 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,228 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$634K

\$599K low

\$670K high

Last Sale

\$241,000 · May 15, 2001

Est. Owner Equity

\$289,460

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,581 (2025)
Assessed Value	\$370,385
Previous Assessed	\$363,124

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

82
FLOOD

68
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
Mar 27, 2015	Quitclaim	Quit Claim Transfer			
Feb 11, 2004	Financing	Grant Deed			\$242K
May 15, 2001	Resale	Grant Deed	\$241,000	\$108	\$241K
Feb 13, 1997	Resale	Grant Deed	\$160,000	\$72	
Dec 1, 1995	Quitclaim	Quit Claim Transfer			
Sep 30, 1988	Resale	Grant Deed	\$147,000	\$66	\$110K

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	Absentee owner
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