

Single Family Residence **RESIDENTIAL**

7752 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$631,656 TopHap Estimate · \$284 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,228 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$632K

\$596K low

\$668K high

Est. Owner Equity

\$136,656

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,204 (2025)
Assessed Value	\$514,943
Previous Assessed	\$504,847

PROPERTY FACTS

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

CLIMATE RISK

82 FLOOD	65 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
Dec 10, 2020	Quitclaim	Quit Claim Transfer			\$495K
Aug 27, 2018	Quitclaim	Quit Claim Transfer			
Feb 14, 2017	Resale	Grant Deed	\$435,000	\$195	\$348K
Aug 11, 2010	Resale	Grant Deed	\$385,000	\$173	\$380K
May 27, 1999	Recorded document	Trustees Deed			
May 27, 1999	Quitclaim	Quit Claim Transfer			
May 27, 1999	Resale	Trustees Deed	\$190,000	\$85	\$152K

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
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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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