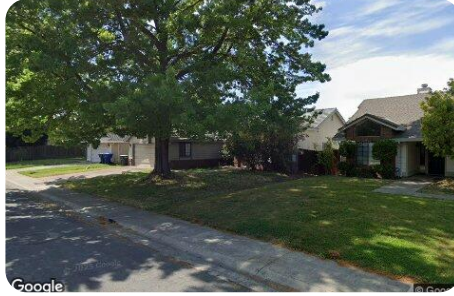


Single Family Residence **RESIDENTIAL**

7728 ROBERTS RIVER WAY

SACRAMENTO, CA 95831

\$605,449 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$605K

\$567K low

\$644K high

Last Sale

\$269,000 · Feb 8, 2012

Est. Owner Equity

\$202,449

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,281 (2025)
Assessed Value	\$342,061
Previous Assessed	\$335,355

PROPERTY FACTS

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

CLIMATE RISK

81 FLOOD	63 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	\$/FT²	LOAN
Feb 2, 2012	Resale	Grant Deed	\$269,000	\$150	\$260K
Oct 13, 2011	Non-arms-length	Trustees Deed	\$220,900	\$123	
May 31, 2006	Quitclaim	Quit Claim Transfer			\$50K
Aug 8, 2005	Recorded document	Grant Deed			
Mar 16, 2005	Recorded document	Grant Deed			
Feb 7, 2005	Recorded document	Grant Deed			
Oct 21, 2004	Recorded document	Grant Deed			
Jun 25, 2003	Quitclaim	Quit Claim Transfer			\$198K
Oct 10, 2001	Quitclaim	Quit Claim Transfer			
Oct 2, 1998	Quitclaim	Quit Claim Transfer			
Oct 2, 1998	Resale	Trustees Deed	\$155,000	\$86	\$124K
Aug 10, 1992	Quitclaim	Quit Claim Transfer			\$121K

Mar 23, 1989	Resale	Grant Deed	\$149,000	\$83	\$119K
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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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