

Single Family Residence

RESIDENTIAL

7389 RUSH RIVER DR

SACRAMENTO, CA 95831

\$490,511 TopHap Estimate · \$410 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,195 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$491K

\$462K low

\$519K high

Last Sale

\$160,000 · Jul 22, 2011

Est. Owner Equity

\$315,511

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,643 (2025)
Assessed Value	\$204,974
Previous Assessed	\$200,956

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

50
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
Jul 19, 2011	Resale	Grant Deed	\$160,000	\$134	\$156K
May 31, 2006	Resale	Grant Deed	\$350,000	\$293	\$280K
Feb 27, 2004	Quitclaim	Quit Claim Transfer			\$230K
Sep 20, 2002	Resale	Grant Deed	\$206,000	\$172	\$185K
Oct 25, 1989	Resale	Grant Deed	\$300,000	\$251	\$240K
Oct 4, 1988	Resale	Grant Deed	\$110,000	\$92	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	1.1 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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