

Single Family Residence **RESIDENTIAL**

7856 RUSH RIVER DR

SACRAMENTO, CA 95831

\$346,673 TopHap Estimate · \$180 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,925 ft²

LIVING AREA

0.35 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$347K

\$297K low

\$396K high

Last Sale

\$343,500 · Feb 4, 2025

Est. Owner Equity

\$173,455

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,013 (2025)
Assessed Value	\$663,000
Previous Assessed	\$222,261

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.35
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

52
WILDFIRE

49
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	\$/FT²	LOAN
Jan 27, 2025	Resale	Grant Deed	\$343,500	\$178	\$173K
Jan 27, 2025	Financing	Intrafamily Transfer			
Feb 6, 2013	Resale	Grant Deed	\$180,500	\$94	
Feb 15, 2007	Resale	Grant Deed	\$415,000	\$216	\$332K
Feb 6, 2004	Recorded document	Grant Deed			
Jul 3, 2002	Resale	Grant Deed	\$300,000	\$156	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.8 mi
John F. Kennedy High School	High	9–12	1.5 mi
Sam Brannan Middle School	Middle	7–8	3.0 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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