

Single Family Residence

RESIDENTIAL

7255 RUSH RIVER DR

SACRAMENTO, CA 95831

\$587,130

TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,738 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$587K

\$564K low

\$610K high

Last Sale

\$370,000 · Mar 29, 2007

Est. Owner Equity

\$315,130

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,033 (2025)
Assessed Value	\$505,616
Previous Assessed	\$495,702

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

59
FLOOD

48
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
Nov 9, 2020	Quitclaim	Quit Claim Transfer			
Mar 20, 2007	Resale	Grant Deed	\$370,000	\$213	\$296K
Aug 24, 1993	Resale	Grant Deed	\$195,000	\$112	\$95K
May 23, 1989	Financing	Grant Deed			\$125K
Feb 7, 1989	Resale	Grant Deed	\$57,000	\$33	\$35K
Apr 6, 1988	Resale	Grant Deed	\$49,500	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.8 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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