

Single Family Residence **RESIDENTIAL**

7651 RUSH RIVER DR

SACRAMENTO, CA 95831

\$690,894 TopHap Estimate · \$331 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,085 ft²

LIVING AREA

3,529 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$691K

\$653K low

\$729K high

Last Sale

\$225,000 · Mar 7, 2011

Est. Owner Equity

\$540,894

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,712 (2025)
Assessed Value	\$294,013
Previous Assessed	\$288,249

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

56
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
Feb 25, 2011	Resale	Grant Deed	\$225,000	\$108	\$158K
Jul 9, 2007	Recorded document	Grant Deed			
Jul 3, 2007	Resale	Grant Deed	\$434,000	\$208	\$347K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.8 mi
John F. Kennedy High School	High	9–12	1.4 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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