

Single Family Residence

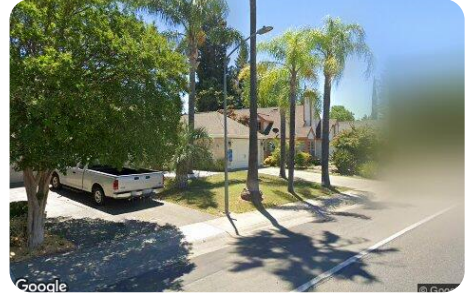
RESIDENTIAL

7303 RUSH RIVER DR

SACRAMENTO, CA 95831

\$500,358

TopHap Estimate · \$346 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$500K

\$475K low

\$525K high

Last Sale

\$219,000 · Feb 3, 2009

Est. Owner Equity

\$270,358

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,622 (2025)
Assessed Value	\$287,643
Previous Assessed	\$282,004

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

60
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2009	Resale	Grant Deed	\$219,000	\$152	\$215K
Dec 12, 2007	Non-arms-length	Trustees Deed	\$273,863	\$190	
Nov 27, 2002	Resale	Grant Deed	\$230,000	\$159	\$210K
Oct 17, 1990	Resale	Grant Deed	\$184,000	\$127	\$106K

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	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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