

Single Family Residence **RESIDENTIAL**

7260 RUSH RIVER DR

SACRAMENTO, CA 95831

\$506,863 TopHap Estimate · \$369 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,373 ft²

LIVING AREA

3,195 ft²

LOT SIZE

1987

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$507K

\$484K low

\$529K high

Last Sale

\$462,000 · Aug 30, 2023

Est. Owner Equity

\$330,363

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,734 (2025)
Assessed Value	\$480,664
Previous Assessed	\$471,240

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

54 FLOOD	60 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2023	Resale	Grant Deed	\$462,000	\$336	\$177K
Jul 17, 2013	Quitclaim	Quit Claim Transfer			
Jul 17, 2013	Quitclaim	Quit Claim Transfer			
Feb 11, 2013	Resale	Grant Deed	\$215,000	\$157	\$161K
Nov 3, 1995	Quitclaim	Quit Claim Transfer			
Nov 3, 1995	Resale	Trustees Deed	\$307,500	\$224	\$125K
Oct 25, 1993	Resale	Grant Deed	\$20,000	\$15	
May 20, 1993	Non-arms-length	Trustees Deed	\$39,000	\$28	
Dec 30, 1991	Non-arms-length	Grant Deed	\$41,000	\$30	\$40K
Jul 22, 1988	Resale	Trustees Deed	\$101,500	\$74	\$64K

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	Absentee owner
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