

Single Family Residence

RESIDENTIAL

7621 RUSH RIVER DR

SACRAMENTO, CA 95831

\$627,750

TopHap Estimate · \$361 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,740 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$628K

\$586K low

\$669K high

Last Sale

\$427,500 · Apr 13, 2018

Est. Owner Equity

\$627,750

TAX & ASSESSMENT

Property Tax	\$6,069 (2025)
Assessed Value	\$496,144
Previous Assessed	\$486,417

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

65
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	\$/FT ²	LOAN
Apr 3, 2018	Resale	Grant Deed	\$427,500	\$246	
Jul 6, 2017	Recorded document	Affidavit Of Death			
Sep 14, 2007	Resale	Grant Deed	\$365,000	\$210	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.7 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	Absentee owner
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