

Single Family Residence **RESIDENTIAL**

7402 RUSH RIVER DR

SACRAMENTO, CA 95831

\$710,534 TopHap Estimate · \$289 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,462 ft²

LIVING AREA

0.18 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$711K

\$687K low

\$734K high

Last Sale

\$111,000 · Apr 4, 1997

Est. Owner Equity

\$630,534

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$3,541 (2025)
Assessed Value	\$278,151
Previous Assessed	\$272,698

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
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	\$/FT²	LOAN
Jan 9, 2004	Quitclaim	Quit Claim Transfer			
Apr 4, 1997	Resale	Grant Deed	\$111,000	\$45	\$65K
Sep 18, 1996	Foreclosure sale	Trustees Deed	\$77,000	\$31	

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	1.1 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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