

Single Family Residence **RESIDENTIAL**

7406 RUSH RIVER DR

SACRAMENTO, CA 95831

\$458,256 TopHap Estimate · \$431 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,064 ft²
LIVING AREA

0.2 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$458K

\$438K low

\$478K high

Last Sale

\$400,000 · Apr 1, 2021

Est. Owner Equity

\$138,256

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,293 (2025)
Assessed Value	\$441,630
Previous Assessed	\$432,972

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

47
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
Mar 26, 2021	Resale	Grant Deed	\$400,000	\$376	\$320K
Dec 21, 2019	Quitclaim	Quit Claim Transfer			
Nov 16, 2016	Recorded document	Affidavit Of Death			
Jul 30, 2016	Recorded document	Grant Deed			
Mar 21, 2008	Recorded document	Grant Deed			
Jan 10, 2005	Recorded document	Grant Deed			

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	1.2 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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