

Single Family Residence **RESIDENTIAL**

7438 RUSH RIVER DR

SACRAMENTO, CA 95831

\$489,681 TopHap Estimate · \$404 / ft² · confidence 99 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,211 ft²

LIVING AREA

0.12 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$490K

\$485K low

\$495K high

Est. Owner Equity

\$202,543

Loan-to-Value

60%

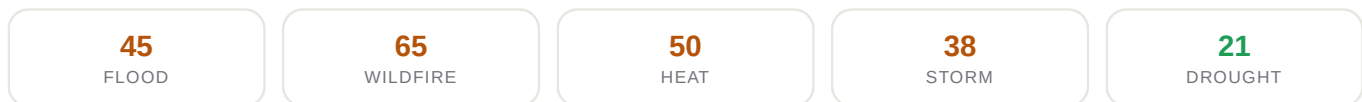
TAX & ASSESSMENT

Property Tax	\$3,697 (2025)
Assessed Value	\$298,234
Previous Assessed	\$292,387

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2019	Quitclaim	Quit Claim Transfer			\$287K
Jul 22, 2016	Financing	Intrafamily Transfer			\$241K
Sep 15, 2015	Resale	Grant Deed	\$247,000	\$204	\$242K
Mar 15, 1988	Resale	Grant Deed	\$109,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.3 mi
John F. Kennedy High School	High	9–12	1.2 mi
Sam Brannan Middle School	Middle	7–8	3.0 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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