

Single Family Residence **RESIDENTIAL**

7865 RUSH RIVER DR

SACRAMENTO, CA 95831

\$520,866 TopHap Estimate · \$344 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.2 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$521K

\$480K low

\$561K high

Est. Owner Equity

\$520,866

TAX & ASSESSMENT

Property Tax	\$3,315 (2025)
Assessed Value	\$260,445
Previous Assessed	\$255,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

44
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 24, 2026	Financing	Gift Deed			
Apr 24, 2026	Financing	Intrafamily Transfer			
Apr 24, 2026	Financing	Intrafamily Transfer			
Apr 24, 2026	Financing	Gift Deed			
Jul 17, 2014	Quitclaim	Quit Claim Transfer			
Dec 31, 1992	Resale	Grant Deed	\$147,000	\$97	
Apr 8, 1992	Resale	Grant Deed	\$240,000	\$159	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	1.2 mi
John F. Kennedy High School	High	9–12	1.5 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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