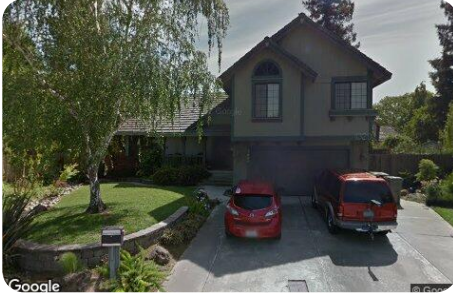


Single Family Residence **RESIDENTIAL**

7850 RUSH RIVER DR

SACRAMENTO, CA 95831

\$784,495 TopHap Estimate · \$352 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,226 ft²
LIVING AREA

0.25 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$784K

\$700K low

\$869K high

Last Sale

\$205,000 · Aug 1, 1995

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$4,602 (2025)
Assessed Value	\$378,302
Previous Assessed	\$370,885

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

52
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	\$/FT²	LOAN
Aug 13, 2019	Quitclaim	Quit Claim Transfer			
Aug 13, 2019	Quitclaim	Quit Claim Transfer			
Mar 2, 2015	Quitclaim	Quit Claim Transfer			\$367K
Apr 18, 2014	Quitclaim	Quit Claim Transfer			
Apr 18, 2014	Quitclaim	Quit Claim Transfer			\$380K
Sep 17, 2008	Quitclaim	Quit Claim Transfer			
Jul 1, 2008	Quitclaim	Quit Claim Transfer			
May 21, 2001	Recorded document	Grant Deed			
Aug 1, 1995	Resale	Grant Deed	\$205,000	\$92	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.7 mi
John F. Kennedy High School	High	9–12	1.5 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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