

Single Family Residence **RESIDENTIAL**

7851 RUSH RIVER DR

SACRAMENTO, CA 95831

\$644,740 TopHap Estimate · \$335 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,925 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$645K

\$603K low

\$687K high

Last Sale

\$169,000 · Jan 23, 1998

Est. Owner Equity

\$7,003

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$3,496 (2025)
Assessed Value	\$279,283
Previous Assessed	\$273,808

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	52 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2021	Financing	Intrafamily Transfer			
Nov 30, 2004	Quitclaim	Quit Claim Transfer			\$298K
Jan 23, 1998	Recorded document	Trustees Deed			
Jan 23, 1998	Resale	Trustees Deed	\$169,000	\$88	\$149K
Jun 28, 1994	Quitclaim	Quit Claim Transfer			
Jun 29, 1992	Financing	Grant Deed			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	1.1 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	Owner occupied
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