

Single Family Residence

RESIDENTIAL

7243 RUSH RIVER DR

SACRAMENTO, CA 95831

\$608,109 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,757 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$608K

\$572K low

\$644K high

Last Sale

\$365,000 · Apr 11, 2016

Est. Owner Equity

\$276,909

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,387 (2025)
Assessed Value	\$440,722
Previous Assessed	\$432,081

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

59
FLOOD

48
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2020	Quitclaim	Quit Claim Transfer			\$331K
Dec 8, 2020	Quitclaim	Quit Claim Transfer			
Dec 6, 2019	Quitclaim	Quit Claim Transfer			
Mar 31, 2016	Resale	Grant Deed	\$365,000	\$208	\$358K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.7 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------