

Single Family Residence

**RESIDENTIAL**

# 7207 RUSH RIVER DR

SACRAMENTO, CA 95831

**\$637,617** TopHap Estimate · \$385 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,658 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$638K**

\$602K low

\$674K high

Last Sale

**\$660,000 · Feb 23, 2022**

Est. Owner Equity

**\$80,867**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,248 (2025) |
| Assessed Value    | \$603,000      |
| Previous Assessed | \$603,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**45**  
FLOOD

**63**  
WILDFIRE

**50**  
HEAT

**38**  
STORM

**21**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Feb 15, 2022 | Resale            | Grant Deed           | \$660,000 | \$398  | \$557K |
| Nov 10, 2016 | Recorded document | Affidavit Of Death   |           |        |        |
| Sep 22, 2009 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Jun 12, 2006 | Financing         | Intrafamily Transfer |           |        | \$166K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|