

Single Family Residence

RESIDENTIAL

7219 RUSH RIVER DR

SACRAMENTO, CA 95831

\$637,331 TopHap Estimate · \$351 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,816 ft²

LIVING AREA

0.17 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$637K

\$582K low

\$692K high

Last Sale

\$420,000 · Nov 27, 2019

Est. Owner Equity

\$227,331

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,625 (2025)
Assessed Value	\$468,514
Previous Assessed	\$459,328

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

46
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
Nov 3, 2021	Financing	Intrafamily Transfer			\$370K
Nov 26, 2019	Recorded document	Affidavit Of Death			
Nov 26, 2019	Resale	Grant Deed	\$420,000	\$231	\$336K
Jun 10, 1991	Resale	Grant Deed	\$216,000	\$119	\$116K

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

OWNERSHIP

Occupancy	Owner occupied
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