

Single Family Residence **RESIDENTIAL**

7212 RUSH RIVER DR

SACRAMENTO, CA 95831

\$743,743 TopHap Estimate · \$301 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,475 ft²

LIVING AREA

0.18 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$744K

\$681K low

\$806K high

Est. Owner Equity

\$396,743

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,676 (2025)
Assessed Value	\$287,364
Previous Assessed	\$281,730

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
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
May 8, 2023	Financing	Intrafamily Transfer			

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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