

Single Family Residence **RESIDENTIAL**

7218 RUSH RIVER DR

SACRAMENTO, CA 95831

\$647,268 TopHap Estimate · \$308 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,103 ft²

LIVING AREA

0.18 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$647K

\$598K low

\$696K high

Est. Owner Equity

\$562,268

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$4,935 (2025)
Assessed Value	\$403,690
Previous Assessed	\$395,775

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
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	\$/FT ²	LOAN
Mar 6, 2019	Quitclaim	Quit Claim Transfer			
Sep 19, 1989	Resale	Grant Deed	\$215,000	\$102	\$85K

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	Owner occupied
-----------	-----------------------