

Single Family Residence **RESIDENTIAL**

7224 RUSH RIVER DR

SACRAMENTO, CA 95831

\$579,659 TopHap Estimate · \$327 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,774 ft²

LIVING AREA

0.17 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$580K

\$543K low

\$616K high

Est. Owner Equity

\$387,459

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,354 (2025)
Assessed Value	\$266,808
Previous Assessed	\$261,577

PROPERTY FACTS

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

CLIMATE RISK

45 FLOOD	63 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2011	Quitclaim	Quit Claim Transfer			\$74K
Jul 29, 2010	Quitclaim	Quit Claim Transfer			
Nov 30, 1993	Quitclaim	Quit Claim Transfer			\$129K

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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