

Single Family Residence

RESIDENTIAL

7347 RUSH RIVER DR

SACRAMENTO, CA 95831

\$497,300 TopHap Estimate · \$353 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,409 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$497K

\$476K low

\$518K high

Est. Owner Equity

\$332,500

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,070 (2025)
Assessed Value	\$240,162
Previous Assessed	\$235,454

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

43
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
Jun 3, 2021	Financing	Intrafamily Transfer			
Jun 3, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jul 20, 1989	Resale	Grant Deed	\$128,000	\$91	\$115K
Sep 15, 1988	Foreclosure sale	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 mi
John F. Kennedy High School	High	9–12	1.0 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	Absentee owner
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