

Single Family Residence **RESIDENTIAL**

7369 RUSH RIVER DR

SACRAMENTO, CA 95831

\$438,897 TopHap Estimate · \$422 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,039 ft²
LIVING AREA

0.2 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$439K

\$422K low

\$455K high

Est. Owner Equity

\$270,049

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,181 (2025)
Assessed Value	\$254,292
Previous Assessed	\$249,307

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

62
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
Feb 6, 2017	Quitclaim	Quit Claim Transfer			
May 30, 2001	Quitclaim	Quit Claim Transfer			\$123K
Mar 25, 1992	Resale	Grant Deed	\$141,000	\$136	\$127K

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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