

Single Family Residence **RESIDENTIAL**

7431 RUSH RIVER DR

SACRAMENTO, CA 95831

\$478,134 TopHap Estimate · \$407 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,174 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$478K

\$458K low

\$498K high

Last Sale

\$395,000 · May 12, 2020

Est. Owner Equity

\$68,654

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,282 (2025)
Assessed Value	\$440,624
Previous Assessed	\$431,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

47
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2020	Resale	Grant Deed	\$395,000	\$336	\$388K
Sep 2, 2015	Financing	Intrafamily Transfer			\$221K
Sep 5, 2012	Resale	Grant Deed	\$195,000	\$166	\$185K
Jun 22, 2010	Quitclaim	Quit Claim Transfer			
May 4, 2010	Financing	Intrafamily Transfer			\$138K
Sep 20, 1999	Quitclaim	Quit Claim Transfer			
Mar 12, 1999	Resale	Grant Deed	\$115,000	\$98	\$94K
Aug 4, 1998	Non-arms-length	Trustees Deed	\$126,817	\$108	
Jul 12, 1995	Resale	Grant Deed	\$121,000	\$103	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.4 mi
John F. Kennedy High School	High	9–12	1.2 mi
Sam Brannan Middle School	Middle	7–8	3.0 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	Owner occupied
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