

Single Family Residence **RESIDENTIAL**

7435 RUSH RIVER DR

SACRAMENTO, CA 95831

\$426,454 TopHap Estimate · \$415 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,028 ft²
LIVING AREA

0.1 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$426K

\$414K low

\$439K high

Last Sale

\$175,000 · Mar 4, 2014

Est. Owner Equity

\$320,454

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,773 (2025)
Assessed Value	\$218,802
Previous Assessed	\$214,513

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

65
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
Feb 28, 2014	Quitclaim	Quit Claim Transfer			
Mar 27, 2012	Quitclaim	Quit Claim Transfer			
Feb 28, 2014	Resale	Grant Deed	\$175,000	\$170	\$131K
Mar 27, 2012	Recorded document	Affidavit Of Death			
Dec 5, 2005	Quitclaim	Quit Claim Transfer			
Nov 4, 2005	Recorded document	Grant Deed			
Jul 12, 2005	Recorded document	Grant Deed			
Sep 23, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.3 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	Absentee owner
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