

Single Family Residence

RESIDENTIAL

7270 RUSH RIVER DR

SACRAMENTO, CA 95831

\$421,236 TopHap Estimate · \$420 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,004 ft²

LIVING AREA

3,645 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$421K

\$396K low

\$446K high

Last Sale

\$159,500 · Mar 25, 2009

Est. Owner Equity

\$421,236

TAX & ASSESSMENT

Property Tax	\$2,680 (2025)
Assessed Value	\$209,486
Previous Assessed	\$205,379

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

54
FLOOD

60
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
Aug 30, 2013	Quitclaim	Quit Claim Transfer			
Mar 23, 2009	Resale	Grant Deed	\$159,500	\$159	
Oct 24, 2005	Resale	Grant Deed	\$295,000	\$294	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	0.8 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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