

Single Family Residence

RESIDENTIAL

7278 RUSH RIVER DR

SACRAMENTO, CA 95831

\$540,004 TopHap Estimate · \$400 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$540K

\$528K low

\$552K high

Last Sale

\$485,000 · Feb 28, 2022

Est. Owner Equity

\$240,004

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,276 (2025)
Assessed Value	\$524,978
Previous Assessed	\$514,685

PROPERTY FACTS

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

CLIMATE RISK

10 FLOOD	60 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Feb 25, 2022	Financing	Intrafamily Transfer			
Feb 25, 2022	Resale	Grant Deed	\$485,000	\$359	\$300K
Feb 25, 2022	Financing	Intrafamily Transfer			
Dec 3, 2014	Quitclaim	Quit Claim Transfer			
Nov 9, 2009	Quitclaim	Quit Claim Transfer			\$122K
Feb 9, 2006	Quitclaim	Quit Claim Transfer			
Feb 19, 1991	Resale	Grant Deed	\$165,500	\$123	\$148K
May 9, 1988	Resale	Grant Deed	\$109,000	\$81	\$98K

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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