

Single Family Residence **RESIDENTIAL**

7318 RUSH RIVER DR

SACRAMENTO, CA 95831

\$493,202 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$493K

\$465K low

\$521K high

Last Sale

\$146,000 · Aug 21, 1998

Est. Owner Equity

\$376,402

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,017 (2025)
Assessed Value	\$233,437
Previous Assessed	\$228,861

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	43 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
Aug 4, 2010	Quitclaim	Quit Claim Transfer			
Aug 21, 1998	Resale	Grant Deed	\$146,000	\$101	\$117K
Feb 25, 1994	Resale	Grant Deed	\$147,500	\$102	\$118K
Aug 5, 1988	Resale	Grant Deed	\$119,000	\$82	\$69K

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	0.9 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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