

Single Family Residence **RESIDENTIAL**

7691 RUSH RIVER DR

SACRAMENTO, CA 95831

\$841,846 TopHap Estimate · \$237 / ft² · confidence 89 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,558 ft²

LIVING AREA

0.11 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$842K

\$747K low

\$936K high

Est. Owner Equity

\$470,346

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,684 (2025)
Assessed Value	\$539,580
Previous Assessed	\$529,001

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

56 FLOOD	56 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2020	Quitclaim	Quit Claim Transfer			
May 9, 2017	Financing	Intrafamily Transfer			\$338K
May 9, 2017	Quitclaim	Quit Claim Transfer			
Jul 7, 2013	Quitclaim	Quit Claim Transfer			\$347K
Apr 9, 2010	Quitclaim	Quit Claim Transfer			
Dec 8, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.8 mi
John F. Kennedy High School	High	9–12	1.4 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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