

Single Family Residence

RESIDENTIAL

7279 RUSH RIVER DR

SACRAMENTO, CA 95831

\$521,975

TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$522K

\$494K low

\$550K high

Last Sale

\$340,000 · Aug 31, 2007

Est. Owner Equity

\$309,275

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,424 (2025)
Assessed Value	\$455,506
Previous Assessed	\$446,576

PROPERTY FACTS

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

CLIMATE RISK

26
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	\$/FT²	LOAN
Jul 15, 2011	Quitclaim	Quit Claim Transfer			
Aug 29, 2007	Recorded document	Grant Deed			
Aug 16, 2007	Resale	Grant Deed	\$340,000	\$235	\$110K
Jun 27, 2007	Non-arms-length	Trustees Deed	\$297,500	\$206	
May 16, 2005	Recorded document	Grant Deed			
May 16, 2005	Resale	Grant Deed	\$383,000	\$265	\$306K
Jul 2, 1993	Recorded document	Grant Deed			
Apr 6, 1993	Quitclaim	Quit Claim Transfer			\$115K
Nov 17, 1988	Resale	Grant Deed	\$119,000	\$82	\$113K

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	Owner occupied
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