

Single Family Residence **RESIDENTIAL**

7299 RUSH RIVER DR

SACRAMENTO, CA 95831

\$507,112 TopHap Estimate · \$351 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$507K

\$474K low

\$541K high

Last Sale

\$365,000 · Apr 29, 2005

Est. Owner Equity

\$267,112

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,287 (2025)
Assessed Value	\$435,888
Previous Assessed	\$427,342

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

45 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
Apr 29, 2010	Quitclaim	Quit Claim Transfer			
Apr 29, 2010	Quitclaim	Quit Claim Transfer			
Apr 27, 2005	Quitclaim	Quit Claim Transfer			
Apr 15, 2005	Resale	Grant Deed	\$365,000	\$253	\$240K
Aug 1, 1990	Resale	Grant Deed	\$177,000	\$122	\$168K
Mar 18, 1988	Resale	Grant Deed	\$119,000	\$82	\$73K
Jan 19, 1988	Quitclaim	Quit Claim Transfer			

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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