

Single Family Residence

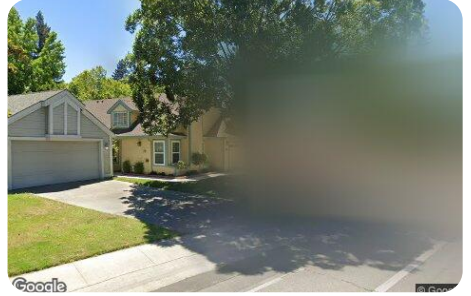
RESIDENTIAL

7315 RUSH RIVER DR

SACRAMENTO, CA 95831

\$538,915

TopHap Estimate · \$399 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$539K

\$521K low

\$557K high

Last Sale

\$311,000 · Aug 24, 2015

Est. Owner Equity

\$291,915

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,520 (2025)
Assessed Value	\$375,516
Previous Assessed	\$368,154

PROPERTY FACTS

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

CLIMATE RISK

45
FLOOD

43
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2020	Quitclaim	Quit Claim Transfer			\$261K
Aug 20, 2015	Resale	Grant Deed	\$311,000	\$230	\$280K
Apr 21, 2005	Resale	Grant Deed	\$370,000	\$274	\$296K
Feb 27, 2003	Quitclaim	Quit Claim Transfer			\$218K
Jul 22, 2002	Quitclaim	Quit Claim Transfer			
Jul 22, 2002	Resale	Grant Deed	\$224,000	\$166	\$213K

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	0.9 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	Owner occupied
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