

Single Family Residence

RESIDENTIAL

7282 RUSH RIVER DR

SACRAMENTO, CA 95831

\$529,300

TopHap Estimate · \$366 / 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

\$529K

\$493K low

\$565K high

Last Sale

\$354,000 · Dec 9, 2004

Est. Owner Equity

\$163,550

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,964 (2025)
Assessed Value	\$503,291
Previous Assessed	\$493,423

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

10
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
Nov 29, 2004	Resale	Grant Deed	\$354,000	\$245	\$265K
May 26, 2004	Quitclaim	Quit Claim Transfer			
Jan 28, 2002	Quitclaim	Quit Claim Transfer			\$177K
Nov 12, 1999	Resale	Grant Deed	\$137,000	\$95	\$129K
Sep 2, 1999	Non-arms-length	Grant Deed	\$153,809	\$106	
Aug 20, 1999	Non-arms-length	Trustees Deed	\$153,807	\$106	
May 13, 1994	Resale	Trustees Deed	\$143,000	\$99	\$140K
May 13, 1994	Non-arms-length	Trustees Deed	\$125,000	\$87	
Aug 18, 1993	Non-arms-length	Trustees Deed	\$82,525	\$57	
Apr 8, 1992	Quitclaim	Quit Claim Transfer	\$23,000	\$16	
Jun 24, 1988	Resale	Grant Deed	\$119,000	\$82	\$107K

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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