

Single Family Residence **RESIDENTIAL**

7311 RUSH RIVER DR

SACRAMENTO, CA 95831

\$504,126 TopHap Estimate · \$349 / ft² · confidence 95 · 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

\$504K

\$477K low

\$531K high

Last Sale

\$297,500 · Jul 14, 2004

Est. Owner Equity

\$504,126

TAX & ASSESSMENT

Property Tax	\$5,062 (2025)
Assessed Value	\$422,959
Previous Assessed	\$414,666

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	43 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
Mar 13, 2026	Financing	Deed			
Mar 13, 2026	Financing	Intrafamily Transfer			
Feb 2, 2010	Quitclaim	Quit Claim Transfer			\$228K
Jul 16, 2004	Recorded document	Grant Deed			
Jul 14, 2004	Recorded document	Grant Deed			
Jul 14, 2004	Resale	Grant Deed	\$297,500	\$206	\$238K
Sep 6, 2002	Resale	Grant Deed	\$229,500	\$159	\$144K
Mar 30, 1988	Resale	Grant Deed	\$119,000	\$82	\$95K
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	0.9 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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