

Single Family Residence

RESIDENTIAL

7365 RUSH RIVER DR

SACRAMENTO, CA 95831

\$496,647

TopHap Estimate · \$416 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,195 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$497K

\$478K low

\$515K high

Last Sale

\$460,000 · Mar 22, 2022

Est. Owner Equity

\$41,647

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,860 (2025)
Assessed Value	\$497,917
Previous Assessed	\$488,155

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	62 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 2, 2022	Financing	Intrafamily Transfer			
Mar 15, 2022	Resale	Grant Deed	\$460,000	\$385	\$355K
Mar 2, 2022	Financing	Intrafamily Transfer			
Jun 4, 1993	Quitclaim	Quit Claim Transfer			\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 mi
John F. Kennedy High School	High	9–12	1.0 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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