

Single Family Residence **RESIDENTIAL**

7295 RUSH RIVER DR

SACRAMENTO, CA 95831

\$525,519 TopHap Estimate · \$389 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$526K

\$508K low

\$543K high

Last Sale

\$369,000 · Jul 30, 2018

Est. Owner Equity

\$267,519

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,011 (2025)
Assessed Value	\$419,723
Previous Assessed	\$411,495

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
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
Jul 26, 2018	Resale	Grant Deed	\$369,000	\$273	\$258K
Dec 18, 2017	Quitclaim	Quit Claim Transfer			\$264K
Mar 13, 2015	Resale	Grant Deed	\$276,500	\$205	\$268K
Jan 29, 2015	Quitclaim	Quit Claim Transfer			
Jan 30, 2015	Recorded document	Affidavit Of Death			
Jul 5, 2005	Quitclaim	Quit Claim Transfer			\$469K
Aug 27, 2003	Quitclaim	Quit Claim Transfer			
Mar 27, 2003	Quitclaim	Quit Claim Transfer			
Nov 30, 1988	Quitclaim	Quit Claim Transfer			\$95K
Jan 6, 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	Owner occupied
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