

Single Family Residence **RESIDENTIAL**

7298 RUSH RIVER DR

SACRAMENTO, CA 95831

\$526,383 TopHap Estimate · \$364 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,445 ft²
LIVING AREA

0.1 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$526K

\$499K low

\$554K high

Est. Owner Equity

\$451,383

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$6,073 (2025)
Assessed Value	\$506,141
Previous Assessed	\$496,217

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

10 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
May 30, 2023	Financing	Intrafamily Transfer			
May 25, 2005	Quitclaim	Quit Claim Transfer			
May 25, 2005	Recorded document	Affidavit Of Death			
Aug 15, 1988	Resale	Grant Deed	\$119,000	\$82	\$75K

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	Absentee owner
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