

Single Family Residence **RESIDENTIAL**

7310 RUSH RIVER DR

SACRAMENTO, CA 95831

\$511,791 TopHap Estimate · \$354 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$512K

\$483K low

\$541K high

Last Sale

\$367,000 · Apr 17, 2017

Est. Owner Equity

\$290,791

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,274 (2025)
Assessed Value	\$434,445
Previous Assessed	\$425,928

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

43
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
Apr 12, 2017	Resale	Grant Deed	\$367,000	\$254	\$230K
Jun 16, 1999	Resale	Grant Deed	\$145,500	\$101	\$106K
Jul 23, 1996	Resale	Grant Deed	\$135,000	\$93	\$124K
Sep 28, 1989	Resale	Grant Deed	\$151,000	\$104	\$136K
Jul 29, 1988	Resale	Trustees Deed	\$119,000	\$82	\$95K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------