

Single Family Residence

RESIDENTIAL

7306 RUSH RIVER DR

SACRAMENTO, CA 95831

\$504,861 TopHap Estimate · \$374 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$505K

\$484K low

\$526K high

Last Sale

\$50,000 · Nov 14, 2008

Est. Owner Equity

\$368,861

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,385 (2025)
Assessed Value	\$274,727
Previous Assessed	\$269,342

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

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
Feb 4, 2026	Financing	Intrafamily Transfer			
Nov 7, 2008	Resale	Grant Deed	\$50,000	\$37	
Mar 28, 2003	Non-arms-length	Grant Deed	\$50,000	\$37	
Dec 31, 2001	Financing	Grant Deed			\$116K
Feb 28, 1989	Recorded document	Grant Deed			
May 20, 1988	Resale	Grant Deed	\$109,000	\$81	\$103K

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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