

Single Family Residence

RESIDENTIAL

7294 RUSH RIVER DR

SACRAMENTO, CA 95831

\$522,733

TopHap Estimate · \$387 / ft² · confidence 95 · 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

\$523K

\$496K low

\$550K high

Last Sale

\$280,000 · Dec 17, 2003

Est. Owner Equity

\$297,733

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,857 (2025)
Assessed Value	\$406,041
Previous Assessed	\$398,081

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

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
Oct 20, 2014	Quitclaim	Quit Claim Transfer			
Dec 17, 2003	Resale	Grant Deed	\$280,000	\$207	\$200K
Dec 30, 1991	Quitclaim	Quit Claim Transfer			\$120K
May 13, 1988	Resale	Grant Deed	\$109,000	\$81	\$102K

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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