

Single Family Residence **RESIDENTIAL**

7627 RUSH RIVER DR

SACRAMENTO, CA 95831

\$695,966 TopHap Estimate · \$329 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,114 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$696K

\$664K low

\$728K high

Last Sale

\$430,000 · Dec 7, 2018

Est. Owner Equity

\$465,966

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,989 (2025)
Assessed Value	\$489,261
Previous Assessed	\$479,668

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

35
FLOOD

66
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2018	Resale	Grant Deed	\$430,000	\$203	\$230K
Nov 16, 2009	Resale	Grant Deed	\$320,000	\$151	\$314K
Nov 17, 2008	Resale	Grant Deed	\$276,500	\$131	\$221K
Sep 25, 2008	Foreclosure sale	Trustees Deed	\$1,200,000	\$568	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.8 mi
John F. Kennedy High School	High	9–12	1.4 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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