

Single Family Residence **RESIDENTIAL**

7645 RUSH RIVER DR

SACRAMENTO, CA 95831

\$686,941 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,085 ft²

LIVING AREA

3,520 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$687K

\$660K low

\$714K high

Last Sale

\$295,000 · Oct 21, 2014

Est. Owner Equity

\$450,941

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,471 (2025)
Assessed Value	\$361,627
Previous Assessed	\$354,537

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	56 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2014	Quitclaim	Quit Claim Transfer			
Oct 14, 2014	Resale	Grant Deed	\$295,000	\$141	\$236K
May 20, 2013	Quitclaim	Quit Claim Transfer			
May 14, 2013	Quitclaim	Quit Claim Transfer			\$240K
May 28, 2011	Quitclaim	Quit Claim Transfer			
Oct 25, 2010	Quitclaim	Quit Claim Transfer			
Sep 15, 2010	Quitclaim	Quit Claim Transfer			
Feb 22, 2010	Recorded document	Affidavit Of Death			
Nov 18, 2008	Resale	Grant Deed	\$284,000	\$136	\$282K
Sep 25, 2008	Foreclosure sale	Trustees Deed	\$1,200,000	\$576	

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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