

Single Family Residence

RESIDENTIAL

7639 RUSH RIVER DR

SACRAMENTO, CA 95831

\$661,644 TopHap Estimate · \$317 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,085 ft²

LIVING AREA

3,761 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$662K

\$604K low

\$719K high

Last Sale

\$275,500 · Jan 9, 2009

Est. Owner Equity

\$566,884

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,474 (2025)
Assessed Value	\$361,855
Previous Assessed	\$354,761

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

56
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
Jul 19, 2013	Quitclaim	Quit Claim Transfer			\$95K
Jan 8, 2009	Quitclaim	Quit Claim Transfer			
Jan 8, 2009	Resale	Grant Deed	\$275,500	\$132	\$110K
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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