

Single Family Residence **RESIDENTIAL**

7321 RUSH RIVER DR

SACRAMENTO, CA 95831

\$413,470 TopHap Estimate · \$405 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,020 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1983
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$413K

\$379K low

\$448K high

Last Sale

\$165,000 · Mar 19, 2010

Est. Owner Equity

\$413,470

TAX & ASSESSMENT

Property Tax	\$3,006 (2025)
Assessed Value	\$239,070
Previous Assessed	\$234,383

PROPERTY FACTS

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

CLIMATE RISK

45
FLOOD

43
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2018	Quitclaim	Quit Claim Transfer			
Dec 29, 2015	Recorded document	Affidavit Of Death			
Sep 27, 2013	Quitclaim	Quit Claim Transfer			
Mar 18, 2010	Resale	Grant Deed	\$165,000	\$162	\$132K
Mar 9, 2005	Resale	Grant Deed	\$276,500	\$271	\$221K
Sep 4, 2001	Resale	Grant Deed	\$145,000	\$142	\$153K
Sep 29, 1989	Resale	Grant Deed	\$110,000	\$108	\$105K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------