

Single Family Residence

RESIDENTIAL

7231 RUSH RIVER DR

SACRAMENTO, CA 95831

\$684,166

TopHap Estimate · \$389 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,760 ft²

LIVING AREA

0.17 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$684K

\$666K low

\$702K high

Last Sale

\$610,000 · Apr 16, 2021

Est. Owner Equity

\$162,166

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,878 (2025)
Assessed Value	\$673,487
Previous Assessed	\$660,282

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

46
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
Apr 16, 2021	Resale	Grant Deed	\$610,000	\$347	\$19K
Feb 8, 2021	Resale	Grant Deed	\$542,500	\$308	
Sep 22, 2011	Resale	Grant Deed	\$299,000	\$170	\$291K
Jun 1, 2011	Non-arms-length	Trustees Deed	\$206,000	\$117	\$215K
Jan 28, 2005	Recorded document	Grant Deed			
Feb 3, 2005	Resale	Grant Deed	\$429,000	\$244	\$343K
Sep 6, 2002	Financing	Grant Deed			\$148K
Aug 4, 1998	Resale	Grant Deed	\$165,000	\$94	\$157K
Oct 4, 1988	Quitclaim	Quit Claim Transfer			\$44K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.7 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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