

Single Family Residence **RESIDENTIAL**

7341 RUSH RIVER DR

SACRAMENTO, CA 95831

\$481,997 TopHap Estimate · \$403 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,195 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$482K

\$452K low

\$512K high

Est. Owner Equity

\$376,397

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,679 (2025)
Assessed Value	\$303,707
Previous Assessed	\$297,753

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
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	\$/FT²	LOAN
Jan 26, 2018	Non-arms-length	Grant Deed	\$155,000	\$130	
Dec 22, 2005	Quitclaim	Quit Claim Transfer			
Jul 28, 1989	Resale	Grant Deed	\$132,000	\$110	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 mi
John F. Kennedy High School	High	9–12	1.0 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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