

Single Family Residence **RESIDENTIAL**

7657 RUSH RIVER DR

SACRAMENTO, CA 95831

\$689,010 TopHap Estimate · \$330 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,085 ft²

LIVING AREA

3,987 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$689K

\$651K low

\$727K high

Last Sale

\$220,000 · Jun 10, 2011

Est. Owner Equity

\$559,010

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,719 (2025)
Assessed Value	\$287,481
Previous Assessed	\$281,845

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

45 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
Jun 7, 2011	Resale	Grant Deed	\$220,000	\$106	\$130K
Sep 20, 2006	Resale	Grant Deed	\$434,500	\$208	\$271K

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	Absentee owner
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