

Single Family Residence **RESIDENTIAL**

# 7663 RUSH RIVER DR

SACRAMENTO, CA 95831

**\$726,576** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,118 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$727K**

\$693K low

\$761K high

Last Sale

**\$313,000 · May 13, 2010**

Est. Owner Equity

**\$576,576**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,052 (2025) |
| Assessed Value    | \$412,092      |
| Previous Assessed | \$404,012      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**56**  
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   |
|--------------|--------|------------|-----------|--------|--------|
| May 5, 2010  | Resale | Grant Deed | \$313,000 | \$148  |        |
| Sep 20, 2006 | Resale | Grant Deed | \$437,000 | \$206  | \$274K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|