

Single Family Residence

RESIDENTIAL

7615 RUSH RIVER DR

SACRAMENTO, CA 95831

\$696,765

TopHap Estimate · \$400 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,740 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$697K

\$649K low

\$745K high

Last Sale

\$499,500 · Jan 30, 2006

Est. Owner Equity

\$357,315

Loan-to-Value

50%

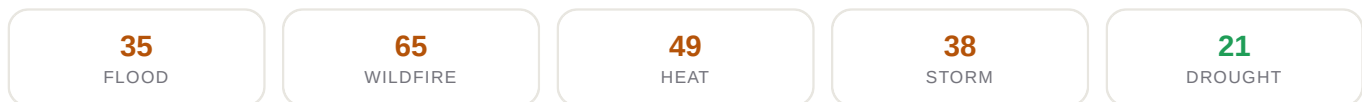
TAX & ASSESSMENT

Property Tax	\$8,236 (2025)
Assessed Value	\$696,167
Previous Assessed	\$682,517

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2012	Quitclaim	Quit Claim Transfer			
Jan 23, 2006	Quitclaim	Quit Claim Transfer			
Jan 19, 2006	Resale	Grant Deed	\$499,500	\$287	\$339K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.7 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	Owner occupied
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