

Single Family Residence **RESIDENTIAL**

7373 RUSH RIVER DR

SACRAMENTO, CA 95831

\$414,763 TopHap Estimate · \$380 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,092 ft²
LIVING AREA

0.12 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$415K

\$387K low

\$442K high

Last Sale

\$90,000 · Jun 25, 1996

Est. Owner Equity

\$313,563

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,953 (2025)
Assessed Value	\$152,469
Previous Assessed	\$149,480

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	67 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2010	Quitclaim	Quit Claim Transfer			\$101K
Feb 23, 1999	Quitclaim	Quit Claim Transfer			\$88K
Jun 25, 1996	Resale	Grant Deed	\$90,000	\$82	\$89K
Sep 25, 1995	Quitclaim	Quit Claim Transfer			
Apr 25, 1989	Resale	Grant Deed	\$87,500	\$80	

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	1.1 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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