

Single Family Residence **RESIDENTIAL**

7394 RUSH RIVER DR

SACRAMENTO, CA 95831

\$456,057 TopHap Estimate · \$401 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,138 ft²

LIVING AREA

0.11 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$456K

\$431K low

\$481K high

Last Sale

\$198,000 · May 15, 2023

Est. Owner Equity

\$456,057

TAX & ASSESSMENT

Property Tax	\$2,687 (2025)
Assessed Value	\$210,118
Previous Assessed	\$205,999

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

61
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
May 5, 2023	Resale	Grant Deed	\$198,000	\$174	
Feb 7, 2020	Non-arms-length	Grant Deed	\$310,000	\$272	\$248K
Oct 9, 2014	Resale	Grant Deed	\$184,000	\$162	\$184K
Jan 6, 2012	Quitclaim	Quit Claim Transfer			
Aug 17, 2011	Resale	Grant Deed	\$100,000	\$88	
Apr 18, 2011	Non-arms-length	Trustees Deed	\$124,000	\$109	
Oct 4, 2007	Financing	Grant Deed			\$250K
Nov 8, 2004	Quitclaim	Quit Claim Transfer			
Nov 3, 2004	Resale	Grant Deed	\$260,000	\$228	\$247K

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	Absentee owner
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