

Single Family Residence

RESIDENTIAL

7601 RUSH RIVER DR

SACRAMENTO, CA 95831

\$591,262 TopHap Estimate · \$340 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,740 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$591K

\$519K low

\$663K high

Last Sale

\$548,000 · Oct 25, 2023

Est. Owner Equity

\$591,262

TAX & ASSESSMENT

Property Tax	\$6,824 (2025)
Assessed Value	\$570,139
Previous Assessed	\$558,960

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

49
FLOOD

65
WILDFIRE

50
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	\$/FT ²	LOAN
Oct 23, 2023	Resale	Grant Deed	\$548,000	\$315	
Jan 3, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jan 3, 2023	Resale	Grant Deed	\$515,000	\$296	\$464K
Feb 26, 2016	Resale	Grant Deed	\$325,000	\$187	\$260K
Dec 10, 2010	Resale	Grant Deed	\$249,000	\$143	
Sep 20, 2006	Resale	Grant Deed	\$375,000	\$216	\$300K

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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