

Single Family Residence **RESIDENTIAL**

7861 RUSH RIVER DR

SACRAMENTO, CA 95831

\$414,607 TopHap Estimate · \$384 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,081 ft²
LIVING AREA

0.12 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$415K

\$384K low

\$446K high

Last Sale

\$235,000 · Jan 12, 2015

Est. Owner Equity

\$414,607

TAX & ASSESSMENT

Property Tax	\$3,560 (2025)
Assessed Value	\$288,074
Previous Assessed	\$282,426

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

44
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	\$/FT ²	LOAN
Sep 28, 2021	Financing	Intrafamily Transfer			
Jan 8, 2015	Resale	Grant Deed	\$235,000	\$217	
Oct 6, 2011	Quitclaim	Quit Claim Transfer			
Nov 30, 2009	Resale	Grant Deed	\$179,000	\$166	
Feb 12, 2009	Quitclaim	Quit Claim Transfer			
Feb 12, 2009	Quitclaim	Quit Claim Transfer			
Apr 8, 2008	Recorded document	Affidavit Of Death			
Apr 15, 2004	Resale	Grant Deed	\$265,000	\$245	
Apr 26, 2001	Quitclaim	Quit Claim Transfer			
Sep 30, 1994	Resale	Grant Deed	\$106,000	\$98	\$95K
Jun 15, 1988	Resale	Grant Deed	\$82,000	\$76	

Feb 25, 1988	Resale	Grant Deed	\$82,000	\$76	\$83K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	1.1 mi
John F. Kennedy High School	High	9–12	1.5 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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