

Single Family Residence **RESIDENTIAL**

7442 RUSH RIVER DR

SACRAMENTO, CA 95831

\$513,654 TopHap Estimate · \$410 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,253 ft²

LIVING AREA

0.12 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$514K

\$508K low

\$519K high

Last Sale

\$267,000 · Mar 31, 2004

Est. Owner Equity

\$326,354

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,701 (2025)
Assessed Value	\$387,185
Previous Assessed	\$379,594

PROPERTY FACTS

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

CLIMATE RISK

46 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	\$/FT²	LOAN
Oct 2, 2017	Quitclaim	Quit Claim Transfer			
Sep 22, 2012	Financing	Grant Deed			\$187K
Mar 31, 2004	Resale	Grant Deed	\$267,000	\$213	\$214K
Jul 14, 1993	Quitclaim	Quit Claim Transfer			\$104K
Apr 1, 1988	Resale	Grant Deed	\$115,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.3 mi
John F. Kennedy High School	High	9–12	1.2 mi
Sam Brannan Middle School	Middle	7–8	3.0 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------