

Single Family Residence

RESIDENTIAL

7314 RUSH RIVER DR

SACRAMENTO, CA 95831

\$565,053 TopHap Estimate · \$418 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$565K

\$542K low

\$588K high

Last Sale

\$515,000 · Oct 5, 2021

Est. Owner Equity

\$250,053

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,563 (2025)
Assessed Value	\$557,449
Previous Assessed	\$546,520

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

45
FLOOD

43
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
Sep 30, 2021	Resale	Grant Deed	\$515,000	\$381	\$315K
Jul 13, 2017	Quitclaim	Quit Claim Transfer			
Jul 11, 2017	Resale	Grant Deed	\$345,000	\$255	\$352K
Nov 20, 2003	Resale	Grant Deed	\$276,500	\$205	\$249K
Sep 4, 1996	Resale	Grant Deed	\$125,000	\$93	\$96K
Apr 29, 1993	Quitclaim	Quit Claim Transfer			\$105K
May 22, 1992	Quitclaim	Quit Claim Transfer			\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	0.9 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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