

Single Family Residence **RESIDENTIAL**

7398 RUSH RIVER DR

SACRAMENTO, CA 95831

\$448,164 TopHap Estimate · \$421 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,064 ft²
LIVING AREA

0.16 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$448K

\$431K low

\$465K high

Last Sale

\$238,000 · Dec 11, 2003

Est. Owner Equity

\$61,664

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,203 (2025)
Assessed Value	\$345,132
Previous Assessed	\$338,366

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

46
FLOOD

48
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
Nov 24, 2010	Financing	Intrafamily Transfer			\$160K
Jun 3, 2005	Financing	Grant Deed			\$227K
Jan 23, 2004	Quitclaim	Quit Claim Transfer			
Dec 11, 2003	Recorded document	Grant Deed			
Dec 11, 2003	Resale	Grant Deed	\$238,000	\$224	\$165K
Nov 26, 2001	Resale	Grant Deed	\$168,500	\$158	\$166K
Apr 27, 1990	Resale	Grant Deed	\$149,500	\$141	\$120K

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	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	Owner occupied
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