

Single Family Residence

RESIDENTIAL

7353 RUSH RIVER DR

SACRAMENTO, CA 95831

\$510,628

TopHap Estimate · \$362 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,409 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$511K

\$492K low

\$529K high

Last Sale

\$355,000 · Apr 10, 2018

Est. Owner Equity

\$205,628

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$412,002
Previous Assessed	\$403,925

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
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	\$/FT ²	LOAN
Jul 26, 2024	Financing	Intrafamily Transfer			
Apr 3, 2018	Quitclaim	Quit Claim Transfer			
Apr 3, 2018	Resale	Grant Deed	\$355,000	\$252	\$284K
Mar 22, 2016	Resale	Grant Deed	\$315,000	\$224	
Feb 13, 2008	Recorded document	Affidavit Of Death			
Feb 13, 2008	Quitclaim	Quit Claim Transfer			
Dec 4, 2003	Quitclaim	Quit Claim Transfer			
Dec 4, 2003	Resale	Grant Deed	\$322,500	\$229	\$168K
Apr 26, 1993	Financing	Grant Deed			\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 mi
John F. Kennedy High School	High	9–12	1.0 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	Absentee owner
-----------	----------------