

Single Family Residence **RESIDENTIAL**

7434 RUSH RIVER DR

SACRAMENTO, CA 95831

\$523,608 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,490 ft²

LIVING AREA

0.12 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$524K

\$503K low

\$544K high

Last Sale

\$248,000 · Feb 26, 2003

Est. Owner Equity

\$130,608

Loan-to-Value

74%

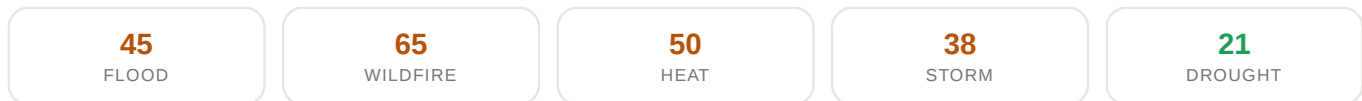
TAX & ASSESSMENT

Property Tax	\$4,381 (2025)
Assessed Value	\$366,271
Previous Assessed	\$359,090

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



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2022	Financing	Intrafamily Transfer			\$350K
Feb 26, 2003	Resale	Grant Deed	\$248,000	\$166	\$244K
May 15, 2001	Resale	Grant Deed	\$189,500	\$127	\$187K
Oct 26, 1993	Financing	Grant Deed			\$100K
Mar 23, 1988	Resale	Grant Deed	\$121,000	\$81	

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

OWNERSHIP

Occupancy	Owner occupied
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