

Single Family Residence **RESIDENTIAL**

7261 RUSH RIVER DR

SACRAMENTO, CA 95831

\$467,881 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,373 ft²

LIVING AREA

2,943 ft²

LOT SIZE

1987

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$468K

\$441K low

\$495K high

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$3,382 (2025)
Assessed Value	\$278,305
Previous Assessed	\$272,849

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

54
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
Aug 9, 2007	Financing	Intrafamily Transfer			\$491K
Feb 15, 2002	Financing	Grant Deed			\$129K
Aug 16, 1993	Quitclaim	Quit Claim Transfer			\$101K
Jul 30, 1991	Resale	Grant Deed	\$150,000	\$109	\$100K
Oct 28, 1988	Resale	Grant Deed	\$114,500	\$83	\$92K
Aug 23, 1988	Quitclaim	Quit Claim Transfer			\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.8 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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