

Single Family Residence **RESIDENTIAL**

7846 RUSH RIVER DR

SACRAMENTO, CA 95831

\$734,307 TopHap Estimate · \$392 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,873 ft²

LIVING AREA

0.27 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$734K

\$653K low

\$815K high

Last Sale

\$548,000 · Jul 9, 2020

Est. Owner Equity

\$323,307

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,159 (2025)
Assessed Value	\$605,033
Previous Assessed	\$593,171

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	52 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2020	Resale	Grant Deed	\$548,000	\$293	\$411K
Apr 21, 2017	Quitclaim	Quit Claim Transfer			
May 13, 2015	Resale	Grant Deed	\$430,000	\$230	\$280K
May 17, 2002	Resale	Grant Deed	\$335,000	\$179	\$250K
Oct 27, 2000	Recorded document	Grant Deed			
Jun 2, 1997	Resale	Grant Deed	\$193,000	\$103	\$174K
Mar 30, 1990	Resale	Grant Deed	\$239,000	\$128	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.7 mi
John F. Kennedy High School	High	9–12	1.5 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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