

Single Family Residence **RESIDENTIAL**

7340 RUSH RIVER DR

SACRAMENTO, CA 95831

\$560,535 TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,530 ft²

LIVING AREA

0.27 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$561K

\$535K low

\$586K high

Last Sale

\$404,000 · Mar 12, 2018

Est. Owner Equity

\$247,335

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,670 (2025)
Assessed Value	\$468,870
Previous Assessed	\$459,677

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.27
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
Mar 6, 2018	Resale	Grant Deed	\$404,000	\$264	\$323K
Feb 1, 2016	Resale	Grant Deed	\$349,000	\$228	\$351K
Sep 19, 2013	Resale	Grant Deed	\$265,000	\$173	\$265K
Apr 30, 2002	Resale	Grant Deed	\$233,000	\$152	\$229K
Apr 23, 1998	Resale	Grant Deed	\$143,000	\$93	\$143K
Jan 27, 1993	Quitclaim	Quit Claim Transfer			\$115K

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

OWNERSHIP

Occupancy	Owner occupied
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