

Single Family Residence

RESIDENTIAL

7430 RUSH RIVER DR

SACRAMENTO, CA 95831

\$543,398

TopHap Estimate · \$391 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,388 ft²

LIVING AREA

0.13 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$543K

\$518K low

\$569K high

Last Sale

\$540,000 · Mar 5, 2026

Est. Owner Equity

\$307,898

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,483 (2025)
Assessed Value	\$457,913
Previous Assessed	\$448,936

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

65
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2026	Resale	Grant Deed	\$540,000	\$389	\$236K
May 22, 2020	Resale	Grant Deed	\$410,500	\$296	\$390K
Oct 2, 2017	Quitclaim	Quit Claim Transfer			
Mar 20, 2002	Resale	Grant Deed	\$194,000	\$140	\$155K
Dec 10, 2001	Non-arms-length	Trustees Deed	\$24,100	\$17	
Nov 13, 1997	Recorded document	Trustees Deed			
Nov 13, 1997	Recorded document	Trustees Deed			
Nov 13, 1997	Resale	Trustees Deed	\$118,000	\$85	\$89K
Mar 4, 1988	Resale	Grant Deed	\$117,000	\$84	

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	Absentee owner
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