

Single Family Residence **RESIDENTIAL**

7286 RUSH RIVER DR

SACRAMENTO, CA 95831

\$613,726 TopHap Estimate · \$454 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,351 ft²

LIVING AREA

0.1 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$614K

\$594K low

\$634K high

Last Sale

\$577,500 · Aug 15, 2023

Est. Owner Equity

\$202,726

Loan-to-Value

69%

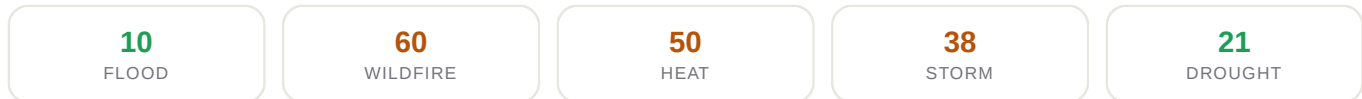
TAX & ASSESSMENT

Property Tax	\$7,044 (2025)
Assessed Value	\$600,831
Previous Assessed	\$589,050

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2026	Financing	Intrafamily Transfer			\$411K
Aug 10, 2023	Resale	Grant Deed	\$577,500	\$427	\$452K
Feb 21, 2019	Quitclaim	Quit Claim Transfer			
Jun 8, 2016	Resale	Grant Deed	\$347,000	\$257	\$276K
Jun 13, 2014	Quitclaim	Quit Claim Transfer			
Mar 30, 2004	Quitclaim	Quit Claim Transfer			
Mar 30, 2004	Financing	Grant Deed			\$208K
Sep 24, 2002	Resale	Grant Deed	\$230,000	\$170	\$207K
Nov 29, 1999	Quitclaim	Quit Claim Transfer			
Jun 19, 1998	Quitclaim	Quit Claim Transfer			
Jun 1, 1998	Quitclaim	Quit Claim Transfer			\$64K
May 19, 1988	Resale	Grant Deed	\$109,000	\$81	\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 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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