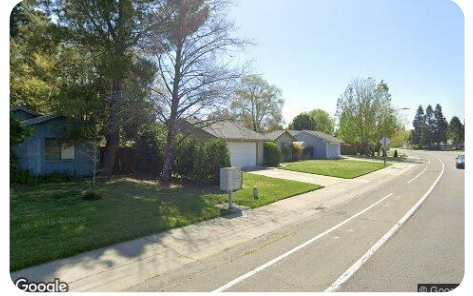


Single Family Residence **RESIDENTIAL**

7359 RUSH RIVER DR

SACRAMENTO, CA 95831

\$499,342 TopHap Estimate · \$418 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,195 ft²
LIVING AREA

0.2 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$499K

\$479K low

\$520K high

Last Sale

\$210,000 · Aug 15, 2002

Est. Owner Equity

\$150,342

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,752 (2025)
Assessed Value	\$310,207
Previous Assessed	\$304,126

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

62
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
Aug 15, 2002	Resale	Grant Deed	\$210,000	\$176	\$168K
Feb 29, 2000	Resale	Grant Deed	\$138,500	\$116	\$125K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------