

Single Family Residence **RESIDENTIAL**

7249 RUSH RIVER DR

SACRAMENTO, CA 95831

\$638,874 TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,964 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$639K

\$598K low

\$680K high

Last Sale

\$337,500 · Aug 28, 2013

Est. Owner Equity

\$436,374

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,122 (2025)
Assessed Value	\$421,989
Previous Assessed	\$413,715

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

59
FLOOD

48
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 20, 2013	Resale	Grant Deed	\$337,500	\$172	\$203K
Jun 1, 2010	Quitclaim	Quit Claim Transfer			
Dec 28, 1999	Resale	Grant Deed	\$210,000	\$107	\$200K
Aug 19, 1988	Resale	Grant Deed	\$163,000	\$83	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	0.7 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
-----------	-----------------------