

Single Family Residence **RESIDENTIAL**

7254 RUSH RIVER DR

SACRAMENTO, CA 95831

\$641,656 TopHap Estimate · \$318 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,019 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$642K

\$625K low

\$658K high

Last Sale

\$212,000 · Aug 31, 1999

Est. Owner Equity

\$449,356

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,135 (2025)
Assessed Value	\$333,494
Previous Assessed	\$326,955

PROPERTY FACTS

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

CLIMATE RISK

59
FLOOD

60
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2011	Quitclaim	Quit Claim Transfer			
Aug 31, 1999	Resale	Grant Deed	\$212,000	\$105	\$170K
May 28, 1993	Non-arms-length	Grant Deed	\$103,500	\$51	\$165K
Apr 18, 1989	Resale	Grant Deed	\$129,545	\$64	\$131K
Nov 1, 1988	Resale	Grant Deed	\$50,000	\$25	\$130K

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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