

Single Family Residence **RESIDENTIAL**

7275 RUSH RIVER DR

SACRAMENTO, CA 95831

\$504,462 TopHap Estimate · \$376 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,340 ft²

LIVING AREA

3,092 ft²

LOT SIZE

1987

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$504K

\$483K low

\$526K high

Last Sale

\$395,000 · Feb 22, 2021

Est. Owner Equity

\$188,462

Loan-to-Value

64%

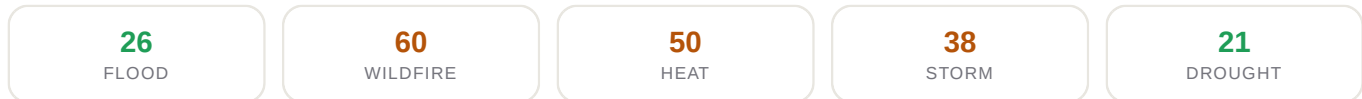
TAX & ASSESSMENT

Property Tax	\$5,233 (2025)
Assessed Value	\$436,109
Previous Assessed	\$427,559

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.07
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, 2021	Resale	Grant Deed	\$395,000	\$295	\$316K
May 10, 2019	Quitclaim	Quit Claim Transfer			
Feb 17, 2000	Resale	Grant Deed	\$114,500	\$85	\$103K
Apr 21, 1999	Recorded document	Trustees Deed			
Apr 21, 1999	Non-arms-length	Trustees Deed	\$104,883	\$78	
Dec 24, 1993	Resale	Grant Deed	\$126,000	\$94	\$129K

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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