

Single Family Residence **RESIDENTIAL**

8001 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$349,989 TopHap Estimate · \$241 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$350K

\$340K low

\$360K high

Last Sale

\$280,000 · Jul 13, 2021

Est. Owner Equity

\$83,989

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,032 (2025)
Assessed Value	\$303,079
Previous Assessed	\$297,137

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

66
HEAT

1
STORM

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2021	Resale	Grant Deed	\$280,000	\$193	\$266K
May 4, 2017	Resale	Grant Deed	\$215,000	\$148	\$204K
May 18, 2016	Quitclaim	Quit Claim Transfer			
Aug 31, 2006	Resale	Grant Deed	\$225,000	\$155	\$132K
Aug 30, 2002	Quitclaim	Quit Claim Transfer			\$88K
Jan 2, 2002	Quitclaim	Quit Claim Transfer			
Nov 30, 1989	Resale	Grant Deed	\$95,000	\$66	\$95K
Sep 1, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.5 mi
Independance High School	High	9–12	2.0 mi

District: Lakeside Union Elementary 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 93313

36 CRIME INDEX	97 AIR POLLUTION	60,800 POPULATION	\$84K MEDIAN IN-COME	63°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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