

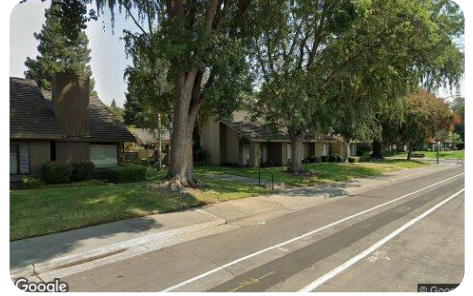
Planned Unit Development (Pud)

RESIDENTIAL

2109 GOLD RUSH DR

GOLD RIVER, CA 95670

\$537,969 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,044 ft²

LIVING AREA

2,938 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$538K

\$523K low

\$553K high

Last Sale

\$425,000 · Nov 1, 2019

Est. Owner Equity

\$121,522

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,629 (2025)
Assessed Value	\$474,091
Previous Assessed	\$464,796

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

60
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2019	Resale	Grant Deed	\$425,000	\$208	\$340K
Aug 5, 2016	Financing	Intrafamily Transfer			\$334K
Nov 23, 2015	Quitclaim	Quit Claim Transfer			
Nov 16, 2015	Resale	Grant Deed	\$324,000	\$159	\$331K
Jul 14, 2009	Resale	Grant Deed	\$295,000	\$144	\$236K
Jun 4, 2003	Quitclaim	Quit Claim Transfer			\$163K
Dec 10, 1998	Resale	Grant Deed	\$180,000	\$88	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.6 mi
Rio Americano High School	High	9–12	6.2 mi

District: San Juan 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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