

Planned Unit Development (Pud)

RESIDENTIAL

2103 GOLD RUSH DR

GOLD RIVER, CA 95670

\$542,005 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,044 ft²

LIVING AREA

2,397 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$542K

\$524K low

\$560K high

Last Sale

\$470,000 · Jun 7, 2021

Est. Owner Equity

\$213,005

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,230 (2025)
Assessed Value	\$518,916
Previous Assessed	\$508,742

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.06
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

65
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
Jun 4, 2021	Resale	Grant Deed	\$470,000	\$230	\$329K
Sep 18, 1997	Resale	Grant Deed	\$177,500	\$87	\$142K
Jun 28, 1996	Resale	Grant Deed	\$160,000	\$78	\$128K
Sep 11, 1989	Resale	Grant Deed	\$180,000	\$88	\$135K

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

| OWNERSHIP

Occupancy	Owner occupied
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