

Planned Unit Development (Pud)

**RESIDENTIAL**

## 2119 GOLD RUSH DR

GOLD RIVER, CA 95670

**\$518,178** TopHap Estimate · \$360 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,441 ft<sup>2</sup>**

LIVING AREA

**3,272 ft<sup>2</sup>**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$518K**

\$479K low

\$557K high

Last Sale

**\$538,000 · Mar 22, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,715 (2025) |
| Assessed Value    | \$559,735      |
| Previous Assessed | \$548,760      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| 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     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Mar 12, 2024 | Resale            | Grant Deed          | \$538,000 | \$373  | \$528K |
| Aug 22, 2017 | Recorded document | Affidavit Of Death  |           |        |        |
| Apr 25, 2017 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Dec 3, 2014  | Resale            | Grant Deed          | \$330,000 | \$229  | \$264K |
| Apr 23, 2010 | Resale            | Grant Deed          | \$250,000 | \$173  |        |
| Jan 19, 2010 | Recorded document | Affidavit Of Death  |           |        |        |
| Dec 31, 2008 | Recorded document | Affidavit Of Death  |           |        |        |
| Sep 11, 1997 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 8, 1996  | Quitclaim         | Quit Claim Transfer |           |        |        |

## 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|