

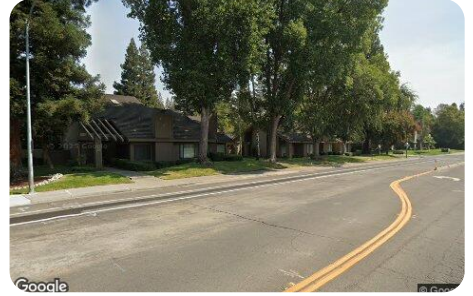
Planned Unit Development (Pud)

RESIDENTIAL

2105 GOLD RUSH DR

GOLD RIVER, CA 95670

\$532,623 TopHap Estimate · \$339 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,570 ft²

LIVING AREA

3,495 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$533K

\$481K low

\$585K high

Last Sale

\$530,000 · Dec 3, 2024

Est. Owner Equity

\$532,623

TAX & ASSESSMENT

Property Tax	\$6,495 (2025)
Assessed Value	\$540,498
Previous Assessed	\$529,900

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.08
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
Nov 25, 2024	Resale	Grant Deed	\$530,000	\$338	
Jan 23, 2020	Quitclaim	Quit Claim Transfer			
Sep 25, 2019	Recorded document	Affidavit Of Death			
Sep 25, 2019	Resale	Grant Deed	\$418,000	\$266	
Sep 25, 2019	Recorded document	Correction Deed			
Sep 3, 2010	Recorded document	Affidavit Of Death			
Sep 3, 2010	Quitclaim	Quit Claim Transfer			
Dec 29, 2009	Quitclaim	Quit Claim Transfer			
Sep 9, 2002	Quitclaim	Quit Claim Transfer			
Sep 11, 1997	Resale	Grant Deed	\$179,500	\$114	\$65K
Jun 19, 1996	Quitclaim	Quit Claim Transfer			

Jun 18, 1996	Quitclaim	Quit Claim Transfer	\$22K
Aug 2, 1993	Quitclaim	Quit Claim Transfer	\$115K

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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