

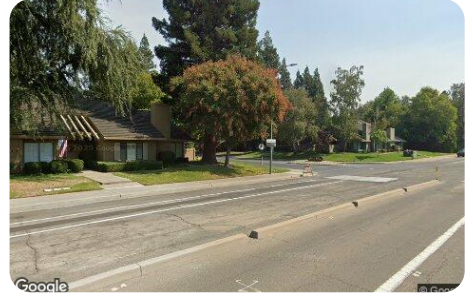
Planned Unit Development (Pud)

RESIDENTIAL

2115 GOLD RUSH DR

GOLD RIVER, CA 95670

\$429,989 TopHap Estimate · \$274 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,570 ft²

LIVING AREA

3,589 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$430K

\$380K low

\$480K high

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$3,596 (2025)
Assessed Value	\$298,569
Previous Assessed	\$292,715

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

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
May 7, 2009	Quitclaim	Quit Claim Transfer			
May 7, 2009	Financing	Intrafamily Transfer			\$222K
Jun 2, 2003	Quitclaim	Quit Claim Transfer			
May 22, 2003	Quitclaim	Quit Claim Transfer			\$236K
Aug 21, 2002	Quitclaim	Quit Claim Transfer			\$196K
Dec 27, 2000	Quitclaim	Quit Claim Transfer			
Jun 9, 1995	Quitclaim	Quit Claim Transfer			\$158K
Sep 18, 1990	Quitclaim	Quit Claim Transfer			\$165K
Mar 8, 1989	Resale	Grant Deed	\$156,000	\$99	\$136K

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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