

Single Family Residence **RESIDENTIAL**

7820 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$335,887 TopHap Estimate · \$242 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,390 ft²
LIVING AREA

0.14 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$336K

\$321K low

\$351K high

Last Sale

\$210,000 · Nov 30, 2018

Est. Owner Equity

\$129,124

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$238,937
Previous Assessed	\$234,253

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 27 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	66 HEAT	1 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2018	Resale	Grant Deed	\$210,000	\$151	\$204K
Aug 7, 2008	Resale	Grant Deed	\$157,000	\$113	\$155K
Jun 11, 2008	Non-arms-length	Trustees Deed	\$136,000	\$98	
Jul 29, 2005	Resale	Grant Deed	\$295,000	\$212	\$221K
May 20, 2004	Quitclaim	Quit Claim Transfer			\$162K
Jun 7, 2004	Quitclaim	Quit Claim Transfer			\$162K
Dec 23, 1997	Resale	Grant Deed	\$92,500	\$67	\$74K
Nov 14, 1989	Resale	Grant Deed	\$93,000	\$67	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.4 mi
Independance High School	High	9–12	2.1 mi

District: Lakeside Union Elementary 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 93313

36 CRIME INDEX	97 AIR POLLUTION	60,800 POPULATION	\$84K MEDIAN IN-COME	63°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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