

Single Family Residence **RESIDENTIAL**

7912 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$329,982 TopHap Estimate · \$237 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,390 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$330K

\$301K low

\$359K high

Last Sale

\$143,000 · Apr 18, 2003

Est. Owner Equity

\$240,982

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,105 (2025)
Assessed Value	\$211,228
Previous Assessed	\$207,087

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 27 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

66
HEAT

1
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2014	Quitclaim	Quit Claim Transfer			
Aug 7, 2014	Recorded document	Affidavit Of Death			
Apr 18, 2003	Resale	Grant Deed	\$143,000	\$103	\$89K
Jun 4, 2001	Resale	Grant Deed	\$107,000	\$77	\$102K
Oct 22, 1990	Non-arms-length	Grant Deed	\$48,500	\$35	
Dec 8, 1989	Resale	Grant Deed	\$93,000	\$67	\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.5 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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