

Single Family Residence **RESIDENTIAL**

7916 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$315,779 TopHap Estimate · \$250 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,264 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$316K

\$292K low

\$339K high

Last Sale

\$126,000 · Mar 11, 2010

Est. Owner Equity

\$185,779

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,530 (2025)
Assessed Value	\$165,880
Previous Assessed	\$162,628

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 · 37 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
Feb 5, 2010	Resale	Grant Deed	\$126,000	\$100	\$124K
Nov 6, 2009	Non-arms-length	Trustees Deed	\$97,325	\$77	
Jun 17, 2004	Resale	Grant Deed	\$180,000	\$142	\$144K
Jan 23, 2002	Quitclaim	Quit Claim Transfer			\$81K
Oct 27, 1989	Resale	Grant Deed	\$89,000	\$70	\$89K

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

OWNERSHIP

Occupancy	Owner occupied
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