

Single Family Residence **RESIDENTIAL**

7901 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$337,027 TopHap Estimate · \$242 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,390 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$337K

\$318K low

\$356K high

Last Sale

\$268,500 · Mar 18, 2021

Est. Owner Equity

\$76,827

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,992 (2025)
Assessed Value	\$296,442
Previous Assessed	\$290,631

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2021	Resale	Grant Deed	\$268,500	\$193	\$260K
Dec 8, 2017	Resale	Grant Deed	\$217,000	\$156	\$213K
Nov 25, 2016	Quitclaim	Quit Claim Transfer			
Sep 22, 2015	Recorded document	Affidavit Of Death			
May 5, 2014	Resale	Grant Deed	\$175,000	\$126	
Nov 3, 2003	Quitclaim	Quit Claim Transfer			
May 12, 2000	Resale	Grant Deed	\$105,500	\$76	
Jan 28, 1994	Financing	Grant Deed			\$50K
Nov 10, 1989	Resale	Grant Deed	\$93,000	\$67	

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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