

Single Family Residence **RESIDENTIAL**

7905 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$300,182 TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,185 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$300K

\$279K low

\$322K high

Est. Owner Equity

\$200,182

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,767 (2025)
Assessed Value	\$187,546
Previous Assessed	\$183,870

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 45 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 10, 1997	Quitclaim	Quit Claim Transfer			
Dec 6, 1991	Resale	Grant Deed	\$104,000	\$88	\$47K
Oct 25, 1989	Resale	Grant Deed	\$86,000	\$73	

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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