

Single Family Residence **RESIDENTIAL**

7913 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$297,602 TopHap Estimate · \$251 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,185 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$298K

\$273K low

\$322K high

Last Sale

\$82,000 · Feb 21, 1997

Est. Owner Equity

\$194,302

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,283 (2025)
Assessed Value	\$136,194
Previous Assessed	\$133,524

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
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
Jun 11, 2020	Quitclaim	Quit Claim Transfer			
Apr 28, 2020	Recorded document	Affidavit Of Death			
Feb 21, 1997	Resale	Grant Deed	\$82,000	\$69	
Aug 30, 1991	Resale	Grant Deed	\$99,000	\$84	\$99K
Nov 30, 1989	Resale	Grant Deed	\$84,000	\$71	

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	Absentee owner
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