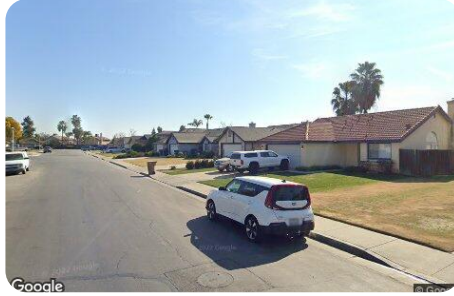


Single Family Residence **RESIDENTIAL**

7917 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$302,806 TopHap Estimate · \$240 / 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

\$303K

\$283K low

\$323K high

Est. Owner Equity

\$143,806

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,865 (2025)
Assessed Value	\$189,346
Previous Assessed	\$185,635

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
Jun 4, 2020	Financing	Intrafamily Transfer			\$155K
Apr 19, 2007	Quitclaim	Quit Claim Transfer			
Aug 30, 1991	Non-arms-length	Grant Deed	\$17,000	\$13	

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
-----------	-----------------------