

Single Family Residence **RESIDENTIAL**

7812 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$312,724 TopHap Estimate · \$253 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,236 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$313K

\$284K low

\$342K high

Last Sale

\$86,000 · May 28, 1998

Est. Owner Equity

\$187,062

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,247 (2025)
Assessed Value	\$140,037
Previous Assessed	\$137,292

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

Patio · 13 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 16, 2023	Financing	Intrafamily Transfer			
May 28, 1998	Resale	Grant Deed	\$86,000	\$70	\$79K

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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