

Single Family Residence **RESIDENTIAL**

7808 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$328,142 TopHap Estimate · \$247 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,331 ft²
LIVING AREA

0.11 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$328K

\$302K low

\$354K high

Last Sale

\$247,000 · Mar 2, 2021

Est. Owner Equity

\$93,492

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,699 (2025)
Assessed Value	\$272,705
Previous Assessed	\$267,359

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 84 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
Jan 27, 2021	Resale	Grant Deed	\$247,000	\$186	\$235K
Oct 26, 2018	Quitclaim	Quit Claim Transfer			
Oct 8, 2014	Resale	Grant Deed	\$171,000	\$128	\$137K
Oct 27, 2014	Quitclaim	Quit Claim Transfer			
Aug 19, 2009	Resale	Grant Deed	\$125,000	\$94	
May 23, 1997	Resale	Grant Deed	\$85,000	\$64	\$87K

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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