

Single Family Residence **RESIDENTIAL**

7800 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$331,274 TopHap Estimate · \$249 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,331 ft²

LIVING AREA

0.21 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$331K

\$310K low

\$352K high

Last Sale

\$189,000 · Mar 29, 2016

Est. Owner Equity

\$69,974

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,290 (2025)
Assessed Value	\$228,203
Previous Assessed	\$223,730

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
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
Feb 10, 2016	Resale	Grant Deed	\$189,000	\$142	\$179K
Jun 27, 2014	Recorded document	Affidavit Of Death			
Jul 16, 2013	Recorded document	Affidavit Of Death			
May 23, 2007	Quitclaim	Quit Claim Transfer			
May 23, 2007	Quitclaim	Quit Claim Transfer			
Mar 31, 2004	Quitclaim	Quit Claim Transfer			
Mar 31, 2004	Resale	Grant Deed	\$155,000	\$116	\$124K

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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