

Single Family Residence **RESIDENTIAL**

7817 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$314,792 TopHap Estimate · \$237 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,331 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$315K

\$280K low

\$350K high

Last Sale

\$307,000 · Jun 6, 2025

Est. Owner Equity

\$314,792

TAX & ASSESSMENT

Property Tax	\$2,635 (2025)
Assessed Value	\$313,140
Previous Assessed	\$172,034

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 · 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
May 30, 2025	Resale	Grant Deed	\$307,000	\$231	\$227K
Jun 5, 2025	Financing	Affidavit Of Death Of Joint Tenant			

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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