

Single Family Residence **RESIDENTIAL**

7801 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$328,133 TopHap Estimate · \$247 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,331 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$328K

\$302K low

\$355K high

Last Sale

\$234,000 · Aug 7, 2019

Est. Owner Equity

\$83,290

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,650 (2025)
Assessed Value	\$261,026
Previous Assessed	\$255,909

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 84 ft²

CLIMATE RISK

1 FLOOD	52 WILDFIRE	66 HEAT	1 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2019	Resale	Grant Deed	\$234,000	\$176	\$230K
May 13, 2013	Resale	Grant Deed	\$149,000	\$112	
Sep 9, 2004	Resale	Grant Deed	\$183,000	\$137	\$119K
Apr 9, 1999	Resale	Grant Deed	\$94,000	\$71	\$94K

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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