

Single Family Residence **RESIDENTIAL**

# 7909 RUSHING RIVER CT

BAKERSFIELD, CA 93313

**\$342,922** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,264 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$343K**

\$335K low

\$351K high

Last Sale

**\$320,000 · Jul 26, 2022**

Est. Owner Equity

**\$24,872**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,509 (2025) |
| Assessed Value    | \$339,585      |
| Previous Assessed | \$332,928      |

## 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 · 37 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   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Jul 26, 2022 | Resale           | Grant Deed          | \$320,000 | \$253  | \$318K |
| Mar 5, 2020  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jan 28, 2009 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jan 13, 2009 | Resale           | Grant Deed          | \$120,000 | \$95   |        |
| Sep 4, 2008  | Foreclosure sale | Trustees Deed       | \$115,807 | \$92   |        |
| Oct 25, 1989 | Resale           | Grant Deed          | \$89,000  | \$70   | \$90K  |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>36</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>60,800</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|