

Single Family Residence **RESIDENTIAL**

8000 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$359,475 TopHap Estimate · \$208 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,730 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$359K

\$347K low

\$372K high

Last Sale

\$150,000 · Jan 14, 2009

Est. Owner Equity

\$68,397

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,949 (2025)
Assessed Value	\$197,007
Previous Assessed	\$193,145

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 · 49 ft²

CLIMATE RISK

1 FLOOD	1 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
Feb 18, 2009	Quitclaim	Quit Claim Transfer			
Jan 9, 2009	Resale	Grant Deed	\$150,000	\$87	
Oct 11, 2002	Resale	Grant Deed	\$153,500	\$89	\$147K
Nov 20, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.5 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	Absentee owner
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