

Single Family Residence **RESIDENTIAL**

7908 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$310,302 TopHap Estimate · \$262 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,185 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$310K

\$287K low

\$334K high

Last Sale

\$205,000 · Aug 25, 2017

Est. Owner Equity

\$101,002

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,318 (2025)
Assessed Value	\$237,914
Previous Assessed	\$233,250

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 · 45 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
Aug 15, 2017	Resale	Grant Deed	\$205,000	\$173	\$201K
Jun 22, 2016	Quitclaim	Quit Claim Transfer			
Dec 8, 2010	Quitclaim	Quit Claim Transfer			
Oct 10, 2008	Non-arms-length	Grant Deed	\$215,000	\$181	
Jan 25, 2005	Resale	Grant Deed	\$225,000	\$190	\$96K
Jun 30, 2000	Resale	Grant Deed	\$98,000	\$83	\$97K
Oct 22, 1998	Recorded document	Grant Deed			
Sep 14, 1995	Quitclaim	Quit Claim Transfer			
Dec 1, 1989	Resale	Grant Deed	\$86,000	\$73	\$86K

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	Owner occupied
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