

Planned Unit Development (Pud)

RESIDENTIAL

2097 GOLD RUSH DR

GOLD RIVER, CA 95670

\$517,121 TopHap Estimate · \$359 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,441 ft²

LIVING AREA

3,494 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$517K

\$456K low

\$578K high

Last Sale

\$515,000 · Mar 13, 2025

Est. Owner Equity

\$517,121

TAX & ASSESSMENT

Property Tax	\$2,563 (2025)
Assessed Value	\$525,300
Previous Assessed	\$199,062

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

62
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2025	Resale	Grant Deed	\$515,000	\$357	
Jun 7, 2024	Resale	Grant Deed	\$497,500	\$345	\$175K
May 20, 2024	Financing	Re-Recorded Document			
May 20, 2024	Financing	Grant Deed			
Mar 29, 2016	Resale	Grant Deed	\$299,000	\$207	\$149K
Jan 4, 2011	Quitclaim	Quit Claim Transfer			
Nov 4, 2009	Recorded document	Affidavit Of Death			
Oct 31, 2008	Recorded document	Affidavit Of Death			
Jul 17, 2008	Resale	Grant Deed	\$305,000	\$212	\$305K
Jul 16, 2008	Recorded document	Affidavit Of Death			
Feb 3, 2003	Quitclaim	Quit Claim Transfer			
Sep 28, 2001	Resale	Grant Deed	\$247,500	\$172	\$165K

Dec 19, 1996	Quitclaim	Quit Claim Transfer			
Nov 27, 1996	Resale	Grant Deed	\$149,000	\$103	\$47K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.6 mi
Rio Americano High School	High	9–12	6.2 mi

District: San Juan Unified 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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