

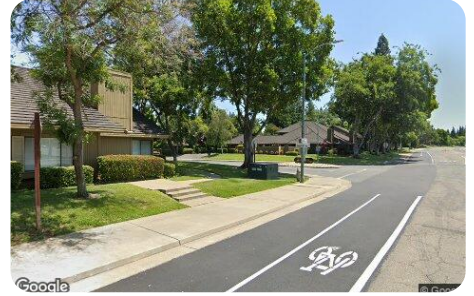
Planned Unit Development (Pud)

RESIDENTIAL

2095 GOLD RUSH DR

GOLD RIVER, CA 95670

\$555,115 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,044 ft²

LIVING AREA

3,121 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$555K

\$527K low

\$583K high

Last Sale

\$407,000 · May 13, 2020

Est. Owner Equity

\$555,115

TAX & ASSESSMENT

Property Tax	\$5,479 (2025)
Assessed Value	\$454,011
Previous Assessed	\$445,109

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

66
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	\$/FT ²	LOAN
Jun 23, 2020	Quitclaim	Quit Claim Transfer			
Apr 24, 2020	Resale	Grant Deed	\$407,000	\$199	
Nov 11, 2019	Recorded document	Affidavit Of Death			
Oct 31, 2007	Quitclaim	Quit Claim Transfer			
Apr 20, 2007	Non-arms-length	Grant Deed	\$497,000	\$243	
Apr 20, 2007	Resale	Grant Deed	\$248,500	\$122	\$192K
Mar 1, 2006	Quitclaim	Quit Claim Transfer			
Apr 14, 1999	Resale	Grant Deed	\$199,000	\$97	\$159K

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	Absentee owner
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