

Single Family Residence **RESIDENTIAL**

5404 RIVULET RUN CT

BAKERSFIELD, CA 93313

\$448,000 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,881 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$448K

\$426K low

\$470K high

Last Sale

\$340,000 · Mar 25, 2021

Est. Owner Equity

\$116,022

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,134 (2025)
Assessed Value	\$401,442
Previous Assessed	\$368,025

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.15
Construction	Wood (Unspecified)
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	88 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
Sep 17, 2025	Financing	Intrafamily Transfer			
Sep 17, 2025	Financing	Intrafamily Transfer			
Jul 26, 2023	Financing	Intrafamily Transfer			
Jun 16, 2023	Financing	Intrafamily Transfer			
Dec 7, 2021	Financing	Correction Deed			\$282K
Feb 25, 2021	Resale	Grant Deed	\$340,000	\$181	\$268K
May 7, 2018	Resale	Grant Deed	\$281,000	\$149	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas J. Miller Elementary School	Elementary	KG–6	0.2 mi
Ridgeview High School	High	9–12	0.7 mi
Stonecreek Junior High School	Middle	7–8	0.9 mi

District: Panama-Buena Vista 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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