

Single Family Residence **RESIDENTIAL**

5306 RIVULET RUN CT

BAKERSFIELD, CA 93313

\$434,505 TopHap Estimate · \$194 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,234 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$435K

\$412K low

\$457K high

Last Sale

\$303,500 · May 31, 2018

Est. Owner Equity

\$136,601

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,944 (2025)
Assessed Value	\$351,651
Previous Assessed	\$344,757

PROPERTY FACTS

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

Porch · 98 ft²

CLIMATE RISK

1
FLOOD

88
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
Apr 1, 2018	Resale	Grant Deed	\$303,500	\$136	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas J. Miller Elementary School	Elementary	KG–6	0.3 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	Absentee owner
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