

Planned Unit Development (Pud)

RESIDENTIAL

2131 GOLD RUSH DR

GOLD RIVER, CA 95670

\$454,930 TopHap Estimate · \$316 / ft² · confidence 99 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,441 ft²

LIVING AREA

2,900 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$455K

\$449K low

\$461K high

Last Sale

\$412,000 · Apr 9, 2018

Est. Owner Equity

\$0

Loan-to-Value

180%

TAX & ASSESSMENT

Property Tax	\$5,678 (2025)
Assessed Value	\$478,153
Previous Assessed	\$468,779

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

65
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 12, 2019	Quitclaim	Quit Claim Transfer			
Jan 4, 2019	Quitclaim	Quit Claim Transfer			
Apr 3, 2018	Resale	Grant Deed	\$412,000	\$286	
Aug 3, 2004	Resale	Grant Deed	\$369,000	\$256	\$258K
Mar 11, 2003	Quitclaim	Quit Claim Transfer			\$100K
Jul 8, 1999	Quitclaim	Quit Claim Transfer			
Jul 2, 1999	Quitclaim	Quit Claim Transfer			\$53K
Jun 16, 1997	Quitclaim	Quit Claim Transfer			
Apr 13, 1990	Recorded document	Trustees Deed			
Apr 13, 1990	Resale	Trustees Deed	\$190,000	\$132	

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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