

Single Family Residence **RESIDENTIAL**

8005 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$392,852 TopHap Estimate · \$271 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.13 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$393K

\$380K low

\$406K high

Last Sale

\$400,000 · May 20, 2022

Est. Owner Equity

\$2,255

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,453 (2025)
Assessed Value	\$432,971
Previous Assessed	\$424,482

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	1 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
May 2, 2022	Resale	Grant Deed	\$400,000	\$276	\$360K
Jun 24, 2014	Quitclaim	Quit Claim Transfer			
Aug 18, 2003	Resale	Grant Deed	\$151,500	\$104	\$149K
Mar 24, 2000	Quitclaim	Quit Claim Transfer			
Jan 10, 1997	Resale	Grant Deed	\$88,000	\$61	\$88K
May 24, 1994	Recorded document	Grant Deed			
Jul 29, 1992	Resale	Grant Deed	\$108,500	\$75	\$108K
Mar 20, 1990	Resale	Grant Deed	\$95,000	\$66	
Nov 30, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.5 mi
Independance High School	High	9–12	2.0 mi

District: Lakeside 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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