

Planned Unit Development (Pud)

RESIDENTIAL

2117 GOLD RUSH DR

GOLD RIVER, CA 95670

\$545,175 TopHap Estimate · \$267 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,044 ft²

LIVING AREA

2,347 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$545K

\$526K low

\$564K high

Last Sale

\$385,000 · Jan 9, 2019

Est. Owner Equity

\$345,175

Loan-to-Value

38%

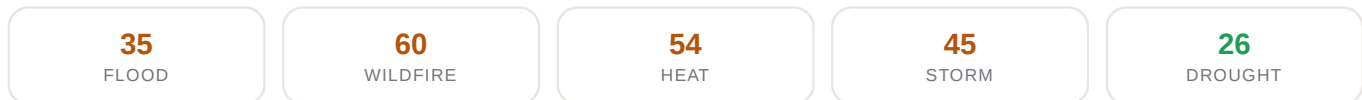
TAX & ASSESSMENT

Property Tax	\$6,776 (2025)
Assessed Value	\$566,100
Previous Assessed	\$555,000

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.05
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2019	Resale	Grant Deed	\$385,000	\$188	\$200K
Nov 10, 2008	Quitclaim	Quit Claim Transfer			
Nov 13, 2003	Resale	Grant Deed	\$342,000	\$167	\$274K
Jan 17, 2001	Resale	Trustees Deed	\$235,000	\$115	
Jan 17, 2001	Quitclaim	Quit Claim Transfer			
Jun 27, 1994	Resale	Grant Deed	\$178,000	\$87	
Nov 1, 1989	Resale	Grant Deed	\$191,000	\$93	\$80K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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