

Single Family Residence **RESIDENTIAL**

8012 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$324,646 TopHap Estimate · \$188 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,730 ft²

LIVING AREA

0.26 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$325K

\$306K low

\$343K high

Last Sale

\$155,000 · Aug 30, 2002

Est. Owner Equity

\$27,843

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,220 (2025)
Assessed Value	\$228,959
Previous Assessed	\$224,470

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 49 ft²

CLIMATE RISK

1 FLOOD	1 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
Mar 17, 2005	Quitclaim	Quit Claim Transfer			\$189K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			\$170K
Jun 9, 2004	Quitclaim	Quit Claim Transfer			
Aug 30, 2002	Resale	Grant Deed	\$155,000	\$90	\$124K
Aug 30, 2002	Quitclaim	Quit Claim Transfer			
Apr 29, 1998	Resale	Grant Deed	\$100,000	\$58	\$100K
Jun 26, 1997	Quitclaim	Quit Claim Transfer			\$102K
Mar 27, 1990	Non-arms-length	Grant Deed	\$5,000	\$3	
Jan 31, 1990	Resale	Grant Deed	\$109,000	\$63	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.5 mi
Independance High School	High	9–12	2.1 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------