

Planned Unit Development (Pud)

RESIDENTIAL

2101 GOLD RUSH DR

GOLD RIVER, CA 95670

\$500,568

TopHap Estimate · \$347 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,441 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$501K

\$457K low

\$544K high

Last Sale

\$500,000 · Jan 13, 2026

Est. Owner Equity

\$0

Loan-to-Value

150%

TAX & ASSESSMENT

Property Tax	\$5,072 (2025)
Assessed Value	\$426,390
Previous Assessed	\$418,030

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.10
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
Jan 7, 2026	Resale	Grant Deed	\$500,000	\$347	\$750K
Aug 22, 2023	Resale	Grant Deed	\$529,000	\$367	
Apr 30, 2011	Quitclaim	Quit Claim Transfer			
Apr 6, 2011	Quitclaim	Quit Claim Transfer			
Nov 9, 2010	Recorded document	Affidavit Of Death			
Aug 9, 2005	Recorded document	Grant Deed			
Apr 3, 2000	Resale	Grant Deed	\$189,500	\$132	
Jul 9, 1998	Quitclaim	Quit Claim Transfer			\$119K
Jul 9, 1998	Recorded document	Trustees Deed			
Aug 4, 1988	Resale	Grant Deed	\$140,000	\$97	\$126K

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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