

Planned Unit Development (Pud)

RESIDENTIAL

2133 GOLD RUSH DR

GOLD RIVER, CA 95670

\$520,596 TopHap Estimate · \$255 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,044 ft²

LIVING AREA

2,512 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$521K

\$496K low

\$545K high

Last Sale

\$520,000 · Jan 15, 2026

Est. Owner Equity

\$520,596

TAX & ASSESSMENT

Property Tax	\$6,953 (2025)
Assessed Value	\$581,011
Previous Assessed	\$569,619

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.06
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	\$/FT ²	LOAN
Jan 8, 2026	Resale	Grant Deed	\$520,000	\$254	
Jul 25, 2022	Resale	Grant Deed	\$547,500	\$268	
Dec 9, 2013	Quitclaim	Quit Claim Transfer			
Mar 6, 2013	Financing	Intrafamily Transfer			\$125K
Oct 30, 2003	Quitclaim	Quit Claim Transfer			\$176K
Mar 31, 1999	Quitclaim	Quit Claim Transfer			
Mar 31, 1999	Resale	Trustees Deed	\$180,000	\$88	\$144K
Nov 19, 1998	Non-arms-length	Grant Deed	\$500	\$0	
Jul 2, 1998	Non-arms-length	Trustees Deed	\$164,197	\$80	
Jan 25, 1994	Resale	Grant Deed	\$165,000	\$81	\$149K

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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