

Single Family Residence **RESIDENTIAL**

7920 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$363,726 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,730 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$364K

\$351K low

\$377K high

Last Sale

\$200,000 · Nov 22, 2013

Est. Owner Equity

\$203,826

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,530 (2025)
Assessed Value	\$250,061
Previous Assessed	\$245,159

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
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
Jun 25, 2020	Quitclaim	Quit Claim Transfer			\$160K
Oct 28, 2013	Resale	Grant Deed	\$200,000	\$116	\$190K
Dec 30, 2008	Resale	Grant Deed	\$135,000	\$78	\$133K
Dec 17, 2007	Non-arms-length	Trustees Deed	\$195,000	\$113	
Dec 29, 2005	Quitclaim	Quit Claim Transfer			
Nov 7, 2005	Financing	Intrafamily Transfer			\$262K
Nov 11, 2005	Resale	Grant Deed	\$328,000	\$190	
Aug 4, 2005	Quitclaim	Quit Claim Transfer			
Feb 28, 1990	Resale	Grant Deed	\$106,000	\$61	\$105K
Nov 17, 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	2.1 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
-----------	----------------