

Single Family Residence **RESIDENTIAL**

7900 RUSHING RIVER CT

BAKERSFIELD, CA 93313

\$306,569 TopHap Estimate · \$243 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,264 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$307K

\$278K low

\$336K high

Last Sale

\$105,500 · Dec 22, 2011

Est. Owner Equity

\$206,069

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,187 (2025)
Assessed Value	\$134,510
Previous Assessed	\$131,873

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 37 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
Jul 19, 2012	Quitclaim	Quit Claim Transfer			
Nov 29, 2011	Resale	Grant Deed	\$105,500	\$83	\$102K
Dec 15, 2011	Recorded document	Grant Deed			
Jul 29, 2011	Recorded document	Grant Deed			
Jun 8, 2011	Non-arms-length	Trustees Deed	\$159,717	\$126	
Aug 6, 2008	Resale	Grant Deed	\$155,000	\$123	\$152K
Jun 11, 2008	Non-arms-length	Trustees Deed	\$118,000	\$93	
Jun 7, 2006	Resale	Grant Deed	\$286,000	\$226	\$229K
Sep 24, 2004	Resale	Grant Deed	\$205,000	\$162	\$185K

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

OWNERSHIP

Occupancy	Owner occupied
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