

Single Family Residence **RESIDENTIAL**

2045 ROSEWOOD AVE

ROSAMOND, CA 93560

\$329,481 TopHap Estimate · \$256 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,288 ft²
LIVING AREA

0.19 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$329K

\$317K low

\$342K high

Last Sale

\$175,000 · Aug 30, 2017

Est. Owner Equity

\$157,651

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,023 (2025)
Assessed Value	\$203,095
Previous Assessed	\$199,114

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	53 WILDFIRE	73 HEAT	2 STORM	98 DROUGHT
------------	----------------	------------	------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2017	Resale	Grant Deed	\$175,000	\$136	\$172K
Feb 23, 2015	Resale	Grant Deed	\$135,000	\$105	\$135K
Nov 14, 2014	Resale	Grant Deed	\$81,000	\$63	
Sep 22, 2006	Resale	Grant Deed	\$235,000	\$182	\$188K
Sep 30, 1978	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.2 mi
Rosamond High School Early College Campus	High	9–12	0.8 mi
Tropico Middle School	Middle	6–8	3.4 mi

District: Southern Kern 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 93560

110 CRIME INDEX	91 AIR POLLUTION	22,407 POPULATION	\$76K MEDIAN IN-COME	60°F AVG TEMP	75% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------