

Single Family Residence **RESIDENTIAL**

1454 RICHFIELD AVE

ROSAMOND, CA 93560

\$417,319 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,506 ft²
LIVING AREA

0.15 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$417K

\$398K low

\$437K high

Est. Owner Equity

\$28,234

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,710 (2025)
Assessed Value	\$416,160
Previous Assessed	\$408,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

54
FLOOD

63
WILDFIRE

73
HEAT

2
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2024	Financing	Intrafamily Transfer			\$389K
Nov 21, 2023	Resale	Grant Deed	\$400,000	\$266	\$387K
Dec 23, 2013	Quitclaim	Quit Claim Transfer			
May 6, 2008	Resale	Grant Deed	\$155,000	\$103	\$153K
Jul 16, 2007	Non-arms-length	Trustees Deed	\$206,229	\$137	
Apr 18, 2007	Quitclaim	Quit Claim Transfer			
Sep 2, 2005	Quitclaim	Quit Claim Transfer			
Aug 11, 2005	Non-arms-length	Grant Deed	\$98,000	\$65	\$196K
Oct 31, 2003	Resale	Grant Deed	\$152,000	\$101	\$150K
Apr 9, 1996	Resale	Grant Deed	\$75,000	\$50	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.6 mi
Rosamond High School Early College Campus	High	9–12	1.4 mi
Tropico Middle School	Middle	6–8	4.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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