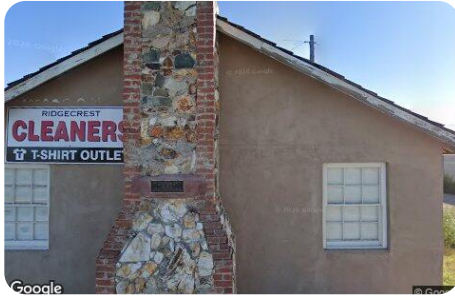


Single Family Residence **RESIDENTIAL**

449 W RIDGECREST BLVD

RIDGECREST, CA 93555

\$212,500 TopHap Estimate · \$157 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,351 ft²

LIVING AREA

0.28 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

VALUATION

\$213K

\$181K low

\$244K high

Last Sale

\$130,000 · Mar 27, 2007

Est. Owner Equity

\$212,500

TAX & ASSESSMENT

Property Tax	\$2,472 (2025)
Assessed Value	\$177,637
Previous Assessed	\$165,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 34 ft²

CLIMATE RISK

25 FLOOD	42 WILDFIRE	76 HEAT	1 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2024	Financing	Intrafamily Transfer			
Feb 4, 2024	Financing	Intrafamily Transfer			
Sep 16, 2010	Quitclaim	Quit Claim Transfer			
Mar 12, 2007	Resale	Grant Deed	\$130,000	\$96	
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
May 1, 2006	Non-arms-length	Grant Deed	\$20,000	\$15	
Jun 2, 2006	Quitclaim	Quit Claim Transfer			
Jul 31, 1998	Quitclaim	Quit Claim Transfer			
Jul 31, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Monroe Middle School	Middle	6–8	0.3 mi
Burroughs High School	High	9–12	1.4 mi
Faller Elementary School	Elementary	KG–5	1.4 mi

District: Sierra Sands 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 93555

140 CRIME INDEX	87 AIR POLLUTION	33,259 POPULATION	\$82K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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