

Mobile Home

RESIDENTIAL

2300 RANGEVIEW DR

ROSAMOND, CA 93560



3

BEDS

2

BATHS

1,511 ft<sup>2</sup>

LIVING AREA

2,995 ft<sup>2</sup>

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$315,000 · Dec 23, 2024

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,494 (2025) |
| Assessed Value    | \$321,300      |
| Previous Assessed | \$315,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Mobile Home                      |
| Style         | Mobile Home                      |
| County        | KERN                             |
| Lot (acres)   | 0.07                             |
| Construction  | Frame (Unspecified)              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 93 ft²

## CLIMATE RISK

|            |                |            |            |               |
|------------|----------------|------------|------------|---------------|
| 1<br>FLOOD | 45<br>WILDFIRE | 73<br>HEAT | 2<br>STORM | 98<br>DROUGHT |
|------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                               | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|------------------------------------|-------------|--------|--------|
| Nov 25, 2024 | Financing       | Intrafamily Transfer               |             |        |        |
| Nov 26, 2024 | Resale          | Grant Deed                         | \$315,000   | \$208  | \$309K |
| Nov 25, 2024 | Financing       | Affidavit Of Death Of Joint Tenant |             |        |        |
| Jun 12, 2024 | Financing       | Intrafamily Transfer               |             |        |        |
| Mar 25, 2009 | Resale          | Grant Deed                         | \$67,000    | \$44   |        |
| Nov 30, 2007 | Non-arms-length | Trustees Deed                      | \$193,500   | \$128  |        |
| Jul 6, 2005  | Resale          | Grant Deed                         | \$178,000   | \$118  | \$175K |
| Jan 20, 2004 | Quitclaim       | Quit Claim Transfer                |             |        |        |
| Jan 12, 2004 | Non-arms-length | Grant Deed                         | \$230,000   | \$152  |        |
| Nov 19, 1991 | Non-arms-length | Trustees Deed                      | \$1,500,000 | \$993  |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond High School Early College Campus | High       | 9–12   | 0.8 mi   |
| Westpark Elementary School                | Elementary | KG–5   | 2.0 mi   |

|                       |        |     |        |
|-----------------------|--------|-----|--------|
| Tropico Middle School | Middle | 6–8 | 3.2 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|