

Single Family Residence **RESIDENTIAL**

# 5671 WERNER ST

ROSAMOND, CA 93560

**\$249,825** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**1**  
BEDS

**1**  
BATHS

**852 ft<sup>2</sup>**  
LIVING AREA

**2.14 ac**  
LOT SIZE

**1956**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

## VALUATION

**\$250K**

\$230K low

\$269K high

Last Sale

**\$145,000 · Feb 28, 2008**

Est. Owner Equity

**\$150,043**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

Property Tax

**\$2,608 (2025)**

Assessed Value

**\$194,249**

Previous Assessed

**\$190,441**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

Porch · 108 ft²

## CLIMATE RISK

|                   |                       |                   |                   |                      |
|-------------------|-----------------------|-------------------|-------------------|----------------------|
| <b>1</b><br>FLOOD | <b>76</b><br>WILDFIRE | <b>73</b><br>HEAT | <b>2</b><br>STORM | <b>98</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|-------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jul 23, 2020 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jul 23, 2020 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jan 23, 2008 | Resale            | Grant Deed          | \$145,000 | \$170  | \$109K |
| Oct 2, 2007  | Non-arms-length   | Trustees Deed       | \$132,000 | \$155  |        |
| May 1, 2006  | Resale            | Grant Deed          | \$221,500 | \$260  | \$177K |
| Jan 9, 2004  | Recorded document | Grant Deed          |           |        |        |
| Nov 7, 2000  | Quitclaim         | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond High School Early College Campus | High       | 9–12   | 2.7 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 3.0 mi   |
| Westpark Elementary School                | Elementary | KG–5   | 3.6 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|