

Single Family Residence **RESIDENTIAL**

2112 CANDLEBUSH CT

ROSAMOND, CA 93560

\$433,647 TopHap Estimate · \$241 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,800 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$434K

\$418K low

\$450K high

Last Sale

\$172,000 · Feb 12, 2014

Est. Owner Equity

\$258,780

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,526 (2025)
Assessed Value	\$215,053
Previous Assessed	\$210,837

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

66
FLOOD

39
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
Jan 9, 2014	Resale	Grant Deed	\$172,000	\$96	\$175K
Mar 27, 1997	Resale	Grant Deed	\$106,500	\$59	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	0.3 mi
Rosamond High School Early College Campus	High	9–12	1.3 mi
Tropico Middle School	Middle	6–8	1.9 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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