

Single Family Residence **RESIDENTIAL**

6852 ROLAND AVE

ROSAMOND, CA 93560

\$426,891 TopHap Estimate · \$251 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,700 ft²

LIVING AREA

2.5 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$427K

\$373K low

\$481K high

Last Sale

\$415,000 · Jan 30, 2025

Est. Owner Equity

\$25,742

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,827 (2025)
Assessed Value	\$423,300
Previous Assessed	\$443,451

PROPERTY FACTS

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

Patio · 14 ft²

Porch · 60 ft²

CLIMATE RISK

93

FLOOD

81

WILDFIRE

73

HEAT

4

STORM

98

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2025	Quitclaim	Quit Claim Transfer			
Jan 15, 2025	Resale	Grant Deed	\$415,000	\$244	\$401K
Apr 16, 2014	Quitclaim	Quit Claim Transfer			
May 16, 2006	Resale	Grant Deed	\$100,000	\$59	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tropico Middle School	Middle	6–8	3.0 mi
Westpark Elementary School	Elementary	KG–5	3.6 mi
Rosamond High School Early College Campus	High	9–12	4.7 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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