

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 2556 DIAMOND ST

ROSAMOND, CA 93560



**8**

BEDS

**2**

BATHS

**3,784 ft²**

LIVING AREA

**0.37 ac**

LOT SIZE

**1982**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

Last Sale

**\$376,000 · Aug 13, 2024**

### TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$9,251 (2025)</b> |
| Assessed Value    | <b>\$383,520</b>      |
| Previous Assessed | <b>\$376,000</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | KERN                              |
| Lot (acres)   | 0.37                              |
| Construction  | Frame (Unspecified)               |
| Heating       | Floor/Wall Furnace                |
| Garage        | Garage, Detached                  |
| Pool          | No                                |

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 41<br>FLOOD | 65<br>WILDFIRE | 73<br>HEAT | 2<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Dec 16, 2025 | Financing         | Grant Deed    |           |        |        |
| Aug 6, 2024  | Resale            | Grant Deed    | \$376,000 | \$99   |        |
| Jan 18, 2024 | Non-arms-length   | Trustees Deed | \$357,628 | \$95   |        |
| Oct 22, 2008 | Non-arms-length   | Trustees Deed | \$225,250 | \$60   |        |
| Aug 24, 2006 | Recorded document | Grant Deed    |           |        |        |
| Jul 27, 2006 | Resale            | Grant Deed    | \$425,000 | \$112  | \$404K |
| Jun 13, 2003 | Resale            | Grant Deed    | \$160,000 | \$42   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond Elementary School                | Elementary | KG–5   | 0.6 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 1.2 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 3.7 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|