

Single Family Residence **RESIDENTIAL**

# 4081 AVIATION WAY

ROSAMOND, CA 93560

**\$403,290** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,689 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$403K**

**\$388K low**

**\$419K high**

Last Sale

**\$77,000 · Aug 27, 1997**

Est. Owner Equity

**\$271,790**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,964 (2025) |
| Assessed Value    | \$125,376      |
| Previous Assessed | \$122,919      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Floor/Wall Furnace      |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 13 ft<sup>2</sup>

## CLIMATE RISK

**39**  
FLOOD

**67**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Mar 28, 2005 | Financing       | Intrafamily Transfer |           |                    | \$132K |
| Mar 28, 2005 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Feb 13, 2004 | Quitclaim       | Quit Claim Transfer  |           |                    | \$130K |
| Jun 12, 2001 | Financing       | Grant Deed           |           |                    | \$82K  |
| Jun 12, 2001 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Aug 27, 1997 | Resale          | Grant Deed           | \$77,000  | \$46               | \$77K  |
| Jul 1, 1997  | Non-arms-length | Trustees Deed        | \$55,300  | \$33               |        |
| Apr 12, 1990 | Resale          | Trustees Deed        | \$130,000 | \$77               | \$104K |
| Apr 12, 1990 | Resale          | Trustees Deed        | \$130,000 | \$77               |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond High School Early College Campus | High       | 9–12   | 1.2 mi   |
| Westpark Elementary School                | Elementary | KG–5   | 1.3 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 1.4 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 | Owner occupied |
|-----------|----------------|