

Single Family Residence **RESIDENTIAL**

4017 CITATION WAY

ROSAMOND, CA 93560

\$440,816 TopHap Estimate · \$244 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,805 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$441K

\$426K low

\$456K high

Last Sale

\$56,500 · Jan 30, 2002

Est. Owner Equity

\$140,816

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,759 (2025)
Assessed Value	\$269,250
Previous Assessed	\$263,972

PROPERTY FACTS

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

Patio · 24 ft²

CLIMATE RISK

54
FLOOD

46
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	\$/FT²	LOAN
Jun 4, 2024	Financing	Intrafamily Transfer			
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Jan 30, 2002	Resale	Grant Deed	\$56,500	\$31	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	1.1 mi
Rosamond High School Early College Campus	High	9–12	1.2 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

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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