

Single Family Residence **RESIDENTIAL**

# 4081 CITATION WAY

ROSAMOND, CA 93560

**\$396,132** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,509 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$396K**

\$376K low

\$416K high

Last Sale

**\$150,000 · Mar 13, 2015**

Est. Owner Equity

**\$116,132**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,301 (2025) |
| Assessed Value    | \$305,603      |
| Previous Assessed | \$299,612      |

## 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 · 11 ft²

## CLIMATE RISK

**52**  
FLOOD

**64**  
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   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Feb 26, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| Feb 26, 2021 | Financing         | Intrafamily Transfer |           |        | \$220K |
| May 28, 2020 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Mar 12, 2015 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Feb 24, 2015 | Resale            | Grant Deed           | \$150,000 | \$99   | \$147K |
| Oct 24, 2003 | Recorded document | Grant Deed           |           |        |        |
| Nov 11, 1996 | Resale            | Grant Deed           | \$78,000  | \$52   | \$51K  |
| Feb 26, 1996 | Non-arms-length   | Trustees Deed        | \$73,000  | \$48   |        |
| Feb 26, 1996 | Recorded document | Trustees Deed        |           |        |        |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Absentee owner |
|-----------|----------------|