

Single Family Residence **RESIDENTIAL**

4096 CITATION WAY

ROSAMOND, CA 93560

\$421,865 TopHap Estimate · \$234 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,805 ft²

LIVING AREA

0.42 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$422K

\$408K low

\$436K high

Est. Owner Equity

\$227,865

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,061 (2025)
Assessed Value	\$213,279
Previous Assessed	\$209,098

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.42
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 24 ft²

CLIMATE RISK

55
FLOOD

68
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
Dec 26, 2023	Financing	Intrafamily Transfer			
Jun 17, 2010	Quitclaim	Quit Claim Transfer			\$40K
Mar 6, 2007	Quitclaim	Quit Claim Transfer			
Jun 4, 2001	Quitclaim	Quit Claim Transfer			\$108K
May 9, 1994	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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