

Duplex (2 Units, Any Combination)

RESIDENTIAL

2201 DIXIE ST

ROSAMOND, CA 93560



1

BEDS

1

BATHS

405 ft²

LIVING AREA

0.3 ac

LOT SIZE

1936

YEAR BUILT

1

STORIES

3

PARKING

TAX & ASSESSMENT

Property Tax	\$3,239 (2025)
Assessed Value	\$121,538
Previous Assessed	\$121,538

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Kern
Lot (acres)	0.30
Construction	Wood (Unspecified)

Heating	Floor/Wall Furnace
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 326 ft²

CLIMATE RISK

59
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
May 29, 2014	Quitclaim	Quit Claim Transfer			
Mar 28, 2005	Recorded document	Warranty Deed			
Jan 5, 1995	Quitclaim	Quit Claim Transfer			
Sep 30, 1974	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.9 mi
Rosamond High School Early College Campus	High	9–12	1.3 mi
Tropico Middle School	Middle	6–8	3.6 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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