

Mobile Home

RESIDENTIAL

9354 W ROSAMOND BLVD

ROSAMOND, CA 93560



3

BEDS

2

BATHS

1,344 ft<sup>2</sup>

LIVING AREA

2.29 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$90,000 · Jan 29, 2016

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,541 (2025) |
| Assessed Value    | \$108,665      |
| Previous Assessed | \$106,535      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Mobile Home           |
| Style         | Mobile Home           |
| County        | KERN                  |
| Construction  | Frame (Unspecified)   |
| Heating       | Floor/Wall Furnace    |
| Cooling       | Yes                   |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |

Patio · 24 ft²

Porch · 140 ft²

## CLIMATE RISK

|                    |                       |                   |                   |                      |
|--------------------|-----------------------|-------------------|-------------------|----------------------|
| <b>99</b><br>FLOOD | <b>42</b><br>WILDFIRE | <b>72</b><br>HEAT | <b>4</b><br>STORM | <b>98</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|-------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|--------------|--------|------------|----------|--------|-------|
| Jan 25, 2016 | Resale | Grant Deed | \$90,000 | \$67   | \$68K |
| May 7, 2004  | Resale | Grant Deed | \$18,000 | \$13   |       |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Tropico Middle School                     | Middle     | 6–8    | 3.9 mi   |
| Westpark Elementary School                | Elementary | KG–5   | 5.9 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 6.5 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 | <b>Owner occupied</b> |
|-----------|-----------------------|