

Single Family Residence **RESIDENTIAL**

2012 CAMPBELL ST

ROSAMOND, CA 93560

\$469,100 TopHap Estimate · \$216 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

2
BATHS

2,170 ft²
LIVING AREA

0.16 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$469K

\$454K low

\$484K high

Last Sale

\$310,000 · May 13, 2005

Est. Owner Equity

\$244,100

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$6,689 (2025)

Assessed Value

\$405,186

Previous Assessed

\$397,242

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

CLIMATE RISK

65 FLOOD	39 WILDFIRE	73 HEAT	2 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2007	Quitclaim	Quit Claim Transfer			
May 13, 2005	Resale	Grant Deed	\$310,000	\$143	\$224K
Sep 19, 2002	Quitclaim	Quit Claim Transfer			
Aug 12, 2002	Quitclaim	Quit Claim Transfer			\$144K
Aug 31, 2000	Resale	Grant Deed	\$151,500	\$70	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	0.2 mi
Rosamond High School Early College Campus	High	9–12	1.2 mi
Tropico Middle School	Middle	6–8	2.4 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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