

Single Family Residence **RESIDENTIAL**

3454 GARNET AVE

ROSAMOND, CA 93560

\$517,036 TopHap Estimate · \$194 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,669 ft²

LIVING AREA

0.18 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$517K

\$496K low

\$538K high

Last Sale

\$515,000 · May 12, 2026

Est. Owner Equity

\$11,364

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,912 (2025)
Assessed Value	\$341,509
Previous Assessed	\$334,814

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 18 ft²

CLIMATE RISK

64 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
Apr 9, 2026	Resale	Grant Deed	\$515,000	\$193	\$506K
Mar 5, 2025	Resale	Grant Deed	\$340,000	\$127	\$392K
Dec 2, 2003	Resale	Grant Deed	\$235,500	\$88	\$224K
Dec 2, 2003	Quitclaim	Quit Claim Transfer			
May 5, 1999	Resale	Trustees Deed	\$115,000	\$43	\$117K
May 5, 1999	Quitclaim	Quit Claim Transfer			
Nov 18, 1998	Recorded document	Grant Deed			
Sep 28, 1998	Non-arms-length	Trustees Deed	\$98,935	\$37	
Jan 31, 1996	Resale	Grant Deed	\$133,500	\$50	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	0.4 mi
Rosamond High School Early College Campus	High	9–12	0.9 mi
Tropico Middle School	Middle	6–8	2.1 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	Owner occupied
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