

Mobile Home

RESIDENTIAL

# 1828 ROLAND AVE

ROSAMOND, CA 93560

4

BEDS

2

BATHS

1,440 ft<sup>2</sup>

LIVING AREA

2.55 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

5

PARKING

## VALUATION

Last Sale

\$87,000 · Mar 22, 2007

## TAX & ASSESSMENT

Property Tax \$3,598 (2025)

Assessed Value \$275,000

Previous Assessed \$275,000

## PROPERTY FACTS

Property Type Mobile Home

Style Mobile Home

County KERN

Construction Frame (Unspecified)

Heating Floor/Wall Furnace

Cooling None

Garage Garage, Attached

Pool

No

Patio · 160 ft²

Porch · 450 ft²

## CLIMATE RISK

11  
FLOOD

64  
WILDFIRE

73  
HEAT

3  
STORM

98  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Feb 15, 2007 | Non-arms-length | Intrafamily Transfer | \$87,000  | \$60   | \$174K |
| Jan 22, 2007 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Feb 20, 2004 | Resale          | Grant Deed           | \$210,500 | \$146  |        |
| Feb 20, 2004 | Quitclaim       | Quit Claim Transfer  |           |        | \$170K |
| Aug 17, 1992 | Resale          | Grant Deed           | \$25,000  | \$17   |        |
| Feb 5, 1992  | Non-arms-length | Trustees Deed        | \$74,398  | \$52   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond Elementary School                | Elementary | KG–5   | 2.5 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 2.8 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 4.5 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> |
|-----------|-----------------------|