

Single Family Residence

RESIDENTIAL

4065 AVIATION WAY

ROSAMOND, CA 93560

\$473,334 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,805 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$473K

\$444K low

\$503K high

Last Sale

\$459,000 · Feb 28, 2025

Est. Owner Equity

\$16,454

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,442 (2025)
Assessed Value	\$468,180
Previous Assessed	\$232,112

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 24 ft²

CLIMATE RISK

40
FLOOD

67
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
Feb 3, 2025	Resale	Grant Deed	\$459,000	\$254	\$459K
Mar 13, 2017	Resale	Grant Deed	\$200,000	\$111	\$149K
Jan 5, 2005	Resale	Grant Deed	\$255,000	\$141	\$204K
Nov 15, 2004	Recorded document	Grant Deed			
Dec 12, 2003	Resale	Grant Deed	\$188,500	\$104	\$160K
Aug 31, 1999	Resale	Grant Deed	\$87,500	\$48	\$70K
May 26, 1999	Non-arms-length	Trustees Deed	\$84,600	\$47	
Apr 2, 1990	Resale	Grant Deed	\$150,000	\$83	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond High School Early College Campus	High	9–12	1.2 mi
Westpark Elementary School	Elementary	KG–5	1.3 mi
Tropico Middle School	Middle	6–8	1.4 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	Owner occupied
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