

Duplex (2 Units, Any Combination) **RESIDENTIAL**

2201 DIXIE ST
ROSAMOND, CA 93560



3
BEDS

1
BATHS

1,247 ft²
LIVING AREA

0.3 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

Last Sale **\$17,000 · Mar 28, 2005**

TAX & ASSESSMENT

Property Tax	\$3,239 (2025)
Assessed Value	\$123,967
Previous Assessed	\$121,538

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	KERN
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

62 FLOOD	66 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	\$/FT ²	LOAN
Jun 27, 1994	Resale	Grant Deed	\$20,000	\$16	\$17K
Mar 31, 1976	Non-arms-length	Grant Deed	\$1,500	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.9 mi
Rosamond High School Early College Campus	High	9–12	1.3 mi
Tropico Middle School	Middle	6–8	3.7 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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