

Single Family Residence **RESIDENTIAL**

# 3609 BANYON CT

ROSAMOND, CA 93560

**\$404,293** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,305 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$404K**

**\$390K low**

**\$419K high**

Last Sale

**\$190,000 · May 6, 2016**

Est. Owner Equity

**\$404,293**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,705 (2025) |
| Assessed Value    | \$229,413      |
| Previous Assessed | \$224,916      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Radiant                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 102 ft²

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 66<br>FLOOD | 39<br>WILDFIRE | 73<br>HEAT | 2<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Apr 27, 2016 | Resale          | Grant Deed    | \$190,000 | \$146  |        |
| Feb 3, 2014  | Resale          | Grant Deed    | \$160,000 | \$123  | \$160K |
| Jul 24, 2002 | Resale          | Grant Deed    | \$45,000  | \$34   | \$89K  |
| Jun 18, 1998 | Resale          | Grant Deed    | \$70,000  | \$54   | \$69K  |
| May 30, 1996 | Non-arms-length | Trustees Deed | \$107,363 | \$82   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Westpark Elementary School                | Elementary | KG–5   | 0.4 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 1.0 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 2.0 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> |
|-----------|-----------------------|