

Single Family Residence **RESIDENTIAL**

# 3617 BANYON CT

ROSAMOND, CA 93560

**\$368,752** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,041 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1993**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

**2**  
PARKING

## VALUATION

**\$369K**

\$350K low

\$387K high

Last Sale

**\$245,000 · Oct 18, 2005**

Est. Owner Equity

**\$260,157**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,103 (2025) |
| Assessed Value    | \$341,488      |
| Previous Assessed | \$334,793      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Floor/Wall Furnace      |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 105 ft²

## CLIMATE RISK

**66**  
FLOOD

**39**  
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   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Jul 11, 2022 | Financing       | Intrafamily Transfer |           |        |        |
| Sep 6, 2005  | Resale          | Grant Deed           | \$245,000 | \$235  | \$125K |
| Jan 11, 2002 | Resale          | Grant Deed           | \$109,000 | \$105  | \$111K |
| Jun 5, 1998  | Quitclaim       | Quit Claim Transfer  | \$56,500  | \$54   | \$55K  |
| Feb 23, 1998 | Non-arms-length | Grant Deed           | \$89,418  | \$86   |        |
| Jan 26, 1998 | Non-arms-length | Trustees Deed        | \$89,414  | \$86   |        |

## 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   |

|                              |        |     |        |
|------------------------------|--------|-----|--------|
| <b>Tropico Middle School</b> | 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>Absentee owner</b> |
|-----------|-----------------------|