

Quadplex (4 Units, Any Combination)

RESIDENTIAL

2549 DIAMOND ST

ROSAMOND, CA 93560



8

BEDS

4

BATHS

2,800 ft²

LIVING AREA

0.18 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

Last Sale

\$340,000 · Feb 7, 2019

TAX & ASSESSMENT

Property Tax	\$8,800 (2025)
Assessed Value	\$386,855
Previous Assessed	\$379,271

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
Style	Quadraplex
County	KERN
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

Porch · 359 ft²

CLIMATE RISK

47 FLOOD	42 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	\$/FT²	LOAN
Jan 18, 2019	Resale	Grant Deed	\$340,000	\$121	
Jan 22, 2019	Quitclaim	Quit Claim Transfer			
Feb 7, 2018	Quitclaim	Quit Claim Transfer			
Dec 30, 2004	Resale	Grant Deed	\$420,000	\$150	
Jun 30, 2004	Quitclaim	Quit Claim Transfer			\$165K
Feb 4, 2003	Quitclaim	Quit Claim Transfer			
Jan 4, 1996	Quitclaim	Quit Claim Transfer			
Jan 4, 1996	Resale	Trustees Deed	\$67,000	\$24	\$90K
Jun 1, 1995	Non-arms-length	Trustees Deed	\$88,062	\$31	
Dec 13, 1994	Recorded document	Grant Deed			
Nov 18, 1994	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.6 mi
Rosamond High School Early College Campus	High	9–12	1.2 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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