

Mobile Home

**RESIDENTIAL**

# 2324 RANGEVIEW DR

ROSAMOND, CA 93560



**3**

BEDS

**2**

BATHS

**1,511 ft²**

LIVING AREA

**3,052 ft²**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

Last Sale

**\$190,000 · Jun 8, 2018**

## TAX & ASSESSMENT

Property Tax

**\$4,309 (2025)**

Assessed Value

**\$226,309**

Previous Assessed

**\$221,873**

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| Style         | Mobile Home         |
| County        | KERN                |
| Lot (acres)   | 0.07                |
| Construction  | Frame (Unspecified) |
| Heating       | Floor/Wall Furnace  |
| Cooling       | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | No                  |

Porch · 8 ft²

## CLIMATE RISK

|            |                |            |            |               |
|------------|----------------|------------|------------|---------------|
| 1<br>FLOOD | 43<br>WILDFIRE | 73<br>HEAT | 2<br>STORM | 98<br>DROUGHT |
|------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------------|--------|--------|
| May 2, 2018  | Resale            | Grant Deed          | \$190,000   | \$126  | \$190K |
| May 31, 2011 | Resale            | Grant Deed          | \$45,500    | \$30   |        |
| Feb 1, 2010  | Recorded document | Grant Deed          |             |        |        |
| Sep 24, 2008 | Non-arms-length   | Trustees Deed       | \$229,542   | \$152  |        |
| Apr 15, 2005 | Resale            | Grant Deed          | \$178,000   | \$118  | \$175K |
| Jan 20, 2004 | Quitclaim         | Quit Claim Transfer |             |        |        |
| Jan 12, 2004 | Non-arms-length   | Grant Deed          | \$230,000   | \$152  |        |
| Nov 19, 1991 | Non-arms-length   | Trustees Deed       | \$1,500,000 | \$993  |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond High School Early College Campus | High       | 9–12   | 0.7 mi   |
| Westpark Elementary School                | Elementary | KG–5   | 2.0 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 3.2 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>110</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>22,407</div> <div>POPULATION</div> | <div>\$76K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>75%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|