

Single Family Residence

**RESIDENTIAL**

# 2836 DIXIE ST

ROSAMOND, CA 93560

**\$252,678** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**667 ft<sup>2</sup>**

LIVING AREA

**3,941 ft<sup>2</sup>**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$253K**

\$219K low

\$286K high

Last Sale

**\$250,000 · Apr 12, 2024**

Est. Owner Equity

**\$15,178**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,962 (2025) |
| Assessed Value    | \$260,100      |
| Previous Assessed | \$255,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Lot (acres)   | 0.09                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## CLIMATE RISK

**38**  
FLOOD

**67**  
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   |
|--------------|-----------|------------|-----------|--------|--------|
| Apr 3, 2024  | Resale    | Grant Deed | \$250,000 | \$375  | \$238K |
| Mar 9, 2022  | Resale    | Grant Deed | \$125,000 | \$187  |        |
| Feb 16, 2022 | Financing | Grant Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond Elementary School                | Elementary | KG–5   | 0.3 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 0.9 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 3.5 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> |
|-----------|-----------------------|