

Single Family Residence **RESIDENTIAL**

1332 WESTVIEW LN

ROSAMOND, CA 93560

\$381,192 TopHap Estimate · \$284 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,341 ft²

LIVING AREA

0.13 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$381K

\$372K low

\$391K high

Last Sale

\$75,500 · Oct 1, 2003

Est. Owner Equity

\$238,192

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,785 (2025)
Assessed Value	\$174,005
Previous Assessed	\$170,594

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 27 ft²

CLIMATE RISK

61
FLOOD

63
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
Feb 8, 2006	Quitclaim	Quit Claim Transfer			
Feb 15, 2006	Quitclaim	Quit Claim Transfer			\$143K
Sep 21, 2004	Quitclaim	Quit Claim Transfer			
Sep 15, 2004	Quitclaim	Quit Claim Transfer			\$122K
Oct 1, 2003	Resale	Grant Deed	\$75,500	\$56	\$75K
Oct 31, 1995	Resale	Trustees Deed	\$69,500	\$52	\$71K
Oct 31, 1995	Quitclaim	Quit Claim Transfer			
Aug 10, 1995	Recorded document	Grant Deed			
Jul 25, 1995	Non-arms-length	Trustees Deed	\$104,963	\$78	
Apr 3, 1992	Resale	Grant Deed	\$97,072	\$72	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	1.0 mi
Rosamond High School Early College Campus	High	9–12	1.6 mi
Tropico Middle School	Middle	6–8	4.2 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

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	Owner occupied
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