

Single Family Residence **RESIDENTIAL**

1316 WESTVIEW LN

ROSAMOND, CA 93560

\$408,247 TopHap Estimate · \$262 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,556 ft²

LIVING AREA

0.23 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$395K low

\$421K high

Est. Owner Equity

\$275,747

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,052 (2025)
Assessed Value	\$188,265
Previous Assessed	\$184,575

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 36 ft²

CLIMATE RISK

62
FLOOD

64
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
Jan 6, 1992	Resale	Grant Deed	\$104,500	\$67	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	1.0 mi
Rosamond High School Early College Campus	High	9–12	1.7 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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