

Single Family Residence **RESIDENTIAL**

# 3012 VIA BELLA ROSA AVE

ROSAMOND, CA 93560

**\$536,729** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,286 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2020**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$537K**

\$521K low

\$553K high

Last Sale

**\$501,000 · Nov 21, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**143%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,693 (2025) |
| Assessed Value    | \$520,928      |
| Previous Assessed | \$510,714      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KERN                    |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Solar                   |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 47 ft²

## CLIMATE RISK

**68**  
FLOOD

**39**  
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   |
|--------------|-----------|------------|-------|--------|--------|
| Nov 17, 2023 | Financing | Grant Deed |       |        | \$432K |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Westpark Elementary School                | Elementary | KG–5   | 0.5 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 1.1 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 2.6 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> |
|-----------|-----------------------|