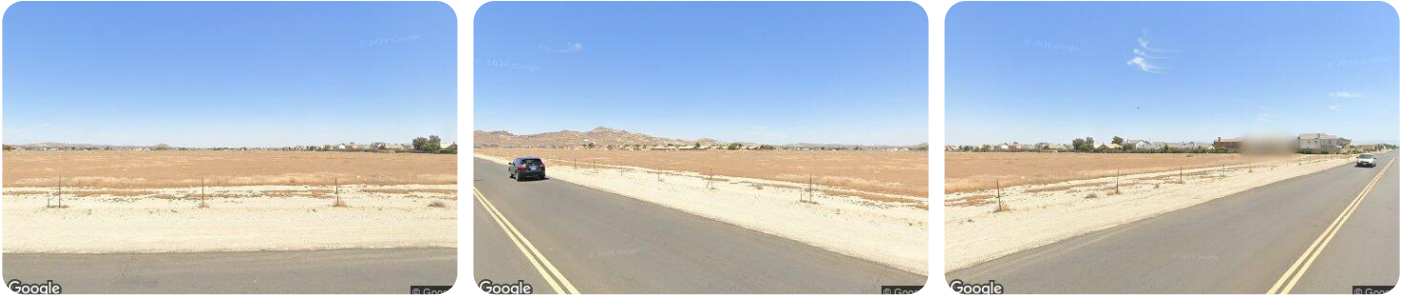


Single Family Residence **RESIDENTIAL**

ANDREW AVE
ROSAMOND, CA 93560

\$453,238 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.16 ac
LOT SIZE

2
PARKING

VALUATION

\$453K

\$417K low

\$490K high

Last Sale	\$445,000 · Oct 31, 2025
Est. Owner Equity	\$16,299
Loan-to-Value	96%

TAX & ASSESSMENT

Property Tax	\$7,194 (2025)
Assessed Value	\$445,000
Previous Assessed	\$508,339

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.16
Pool	No

Porch · 81 ft²

CLIMATE RISK

60 FLOOD	65 WILDFIRE	73 HEAT	2 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2025	Resale	Grant Deed	\$445,000		\$437K
May 4, 2023	Resale	Grant Deed	\$489,000		\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	0.5 mi
Rosamond High School Early College Campus	High	9–12	0.8 mi
Tropico Middle School	Middle	6–8	2.1 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	Absentee owner
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