

Single Family Residence

**RESIDENTIAL**

# ANDREW AVE

ROSAMOND, CA 93560

**\$472,298** TopHap Estimate · confidence 97 · as of Jul 14, 2026



**0.16 ac**  
LOT SIZE

**2**  
PARKING

## VALUATION

**\$472K**

\$458K low

\$487K high

Last Sale

**\$459,000 · Jun 30, 2023**

Est. Owner Equity

**\$128,363**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,886 (2025) |
| Assessed Value    | \$486,669      |
| Previous Assessed | \$477,127      |

## PROPERTY FACTS

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

Porch · 81 ft²

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 59<br>FLOOD | 64<br>WILDFIRE | 73<br>HEAT | 2<br>STORM | 98<br>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 19, 2023 | Resale | Grant Deed | \$459,000 |        | \$344K |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Westpark Elementary School                | Elementary | KG–5   | 0.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|