

Single Family Residence **RESIDENTIAL**

4048 CITATION WAY

ROSAMOND, CA 93560

\$448,147 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,509 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$448K

\$430K low

\$467K high

Last Sale

\$405,000 · Aug 16, 2022

Est. Owner Equity

\$120,875

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,866 (2025)
Assessed Value	\$431,061
Previous Assessed	\$422,610

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 11 ft²

CLIMATE RISK

55
FLOOD

66
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	\$/FT ²	LOAN
Mar 14, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jul 7, 2022	Resale	Grant Deed	\$405,000	\$268	\$327K
Sep 12, 2019	Quitclaim	Quit Claim Transfer			
Sep 4, 2019	Resale	Grant Deed	\$240,000	\$159	\$236K
Jun 9, 2004	Resale	Grant Deed	\$180,000	\$119	\$144K
Apr 16, 2003	Quitclaim	Quit Claim Transfer			
Oct 30, 1998	Resale	Grant Deed	\$82,000	\$54	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	1.1 mi
Rosamond High School Early College Campus	High	9–12	1.2 mi
Tropico Middle School	Middle	6–8	1.4 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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