

Single Family Residence

**RESIDENTIAL**

# 1434 RICHFIELD AVE

ROSAMOND, CA 93560

**\$420,597**

TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,744 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$421K**

\$406K low

\$435K high

Last Sale

**\$264,000 · Feb 25, 2005**

Est. Owner Equity

**\$159,597**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,110 (2025) |
| Assessed Value    | \$375,191      |
| Previous Assessed | \$367,835      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KERN                             |
| Lot (acres)   | 0.15                             |
| Construction  | Frame (Unspecified)              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 71 ft²

## CLIMATE RISK

**56**  
FLOOD

**70**  
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 26, 2005 | Resale | Grant Deed | \$264,000 | \$151  | \$211K |
| Dec 6, 2002  | Resale | Grant Deed | \$5,000   | \$3    |        |
| Aug 29, 1995 | Resale | Grant Deed | \$79,000  | \$45   | \$79K  |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Rosamond Elementary School                | Elementary | KG–5   | 0.7 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 1.4 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 4.0 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> |
|-----------|-----------------------|