

Mobile Home

**RESIDENTIAL**

## 2152 WESTPARK DR

ROSAMOND, CA 93560

**\$364,833** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,209 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$365K**

\$355K low

\$374K high

Last Sale

**\$108,000 · Jun 16, 2010**

Est. Owner Equity

**\$60,309**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,528 (2025) |
| Assessed Value    | \$142,180      |
| Previous Assessed | \$139,393      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| Style         | Mobile Home         |
| County        | KERN                |
| Lot (acres)   | 0.13                |
| Construction  | Frame (Unspecified) |
| Heating       | Floor/Wall Furnace  |
| Fireplace     | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | No                  |

## CLIMATE RISK

**66**  
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     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| May 3, 2010  | Resale          | Grant Deed           | \$108,000 | \$89               | \$107K |
| Mar 26, 2010 | Non-arms-length | Trustees Deed        | \$100,000 | \$83               |        |
| Sep 24, 2005 | Financing       | Intrafamily Transfer |           |                    | \$233K |
| Mar 28, 2001 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Nov 20, 1997 | Resale          | Grant Deed           | \$81,500  | \$67               | \$83K  |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Westpark Elementary School                | Elementary | KG–5   | 0.2 mi   |
| Rosamond High School Early College Campus | High       | 9–12   | 1.3 mi   |
| Tropico Middle School                     | Middle     | 6–8    | 2.0 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> |
|-----------|-----------------------|