

Single Family Residence **RESIDENTIAL**

2113 CANDLEBUSH CT

ROSAMOND, CA 93560

\$493,821 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,890 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$494K

\$476K low

\$512K high

Last Sale

\$440,000 · Jun 13, 2022

Est. Owner Equity

\$65,780

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,784 (2025)
Assessed Value	\$476,268
Previous Assessed	\$466,931

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 52 ft²

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	\$/FT²	LOAN
May 18, 2022	Resale	Grant Deed	\$440,000	\$233	\$428K
Sep 16, 2002	Resale	Grant Deed	\$139,000	\$74	\$150K
Mar 5, 2002	Quitclaim	Quit Claim Transfer			\$35K
Nov 27, 1996	Quitclaim	Quit Claim Transfer			
Nov 27, 1996	Resale	Trustees Deed	\$101,500	\$54	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westpark Elementary School	Elementary	KG–5	0.3 mi
Rosamond High School Early College Campus	High	9–12	1.3 mi
Tropico Middle School	Middle	6–8	1.9 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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