

Single Family Residence **RESIDENTIAL**

4065 CITATION WAY

ROSAMOND, CA 93560

\$445,736 TopHap Estimate · \$213 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,094 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$446K

\$434K low

\$458K high

Est. Owner Equity

\$181,136

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$6,428 (2025)
Assessed Value	\$395,951
Previous Assessed	\$388,189

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 44 ft²

CLIMATE RISK

51
FLOOD

64
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
Oct 4, 2021	Financing	Intrafamily Transfer			\$265K
Aug 26, 2021	Financing	Intrafamily Transfer			
Mar 25, 2019	Quitclaim	Quit Claim Transfer			
Mar 21, 2019	Financing	Intrafamily Transfer			
Jul 1, 2006	Quitclaim	Quit Claim Transfer			
Dec 12, 2005	Quitclaim	Quit Claim Transfer			\$82K
Apr 15, 2002	Recorded document	Grant Deed			
Jan 8, 2002	Quitclaim	Quit Claim Transfer			
Jan 8, 2002	Resale	Grant Deed	\$126,000	\$60	\$120K

Oct 12, 2001	Recorded document	Grant Deed			
Sep 20, 2001	Non-arms-length	Trustees Deed	\$88,267	\$42	
Aug 15, 1997	Resale	Grant Deed	\$88,000	\$42	\$80K
Apr 30, 1997	Non-arms-length	Trustees Deed	\$58,500	\$28	

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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