

Single Family Residence

RESIDENTIAL

4016 CITATION WAY

ROSAMOND, CA 93560

\$492,843 TopHap Estimate · \$273 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,805 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$493K

\$478K low

\$507K high

Last Sale

\$325,000 · Nov 11, 2005

Est. Owner Equity

\$209,343

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,514 (2025)
Assessed Value	\$490,143
Previous Assessed	\$480,533

PROPERTY FACTS

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

Patio · 24 ft²

CLIMATE RISK

55 FLOOD	41 WILDFIRE	73 HEAT	2 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2005	Resale	Grant Deed	\$325,000	\$180	\$260K
Mar 4, 2003	Resale	Grant Deed	\$160,000	\$89	\$163K
Apr 28, 1995	Quitclaim	Quit Claim Transfer			
Mar 24, 1995	Resale	Trustees Deed	\$90,000	\$50	\$90K
Mar 24, 1995	Quitclaim	Quit Claim Transfer			
Dec 29, 1994	Recorded document	Grant Deed			
Mar 14, 1994	Foreclosure sale	Trustees Deed	\$79,083	\$44	
Nov 5, 1990	Resale	Trustees Deed	\$118,500	\$66	
Nov 5, 1990	Resale	Trustees Deed	\$165,000	\$91	\$116K

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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