

Single Family Residence **RESIDENTIAL**

2454 SUNSET RIDGE DR

ROSAMOND, CA 93560

\$357,153 TopHap Estimate · \$266 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,343 ft²

LIVING AREA

3,272 ft²

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$357K

\$334K low

\$380K high

Last Sale

\$162,500 · Sep 19, 2017

Est. Owner Equity

\$206,925

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,846 (2025)
Assessed Value	\$189,169
Previous Assessed	\$185,461

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.07
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 75 ft²

Porch · 84 ft²

CLIMATE RISK

1
FLOOD

41
WILDFIRE

73
HEAT

2
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2017	Resale	Grant Deed	\$162,500	\$121	\$150K
Mar 17, 2006	Resale	Grant Deed	\$299,000	\$223	\$239K
Nov 16, 2005	Resale	Grant Deed	\$265,000	\$197	\$212K
Oct 31, 2003	Non-arms-length	Grant Deed	\$267,000	\$199	
Jun 1, 1999	Non-arms-length	Grant Deed	\$90,500	\$67	
Nov 19, 1991	Non-arms-length	Trustees Deed	\$1,500,000	\$1117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond High School Early College Campus	High	9–12	0.7 mi
Westpark Elementary School	Elementary	KG–5	1.9 mi
Tropico Middle School	Middle	6–8	3.0 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

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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