

Single Family Residence **RESIDENTIAL**

2601 DIXIE ST

ROSAMOND, CA 93560

\$400,000 TopHap Estimate · \$279 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,432 ft²
LIVING AREA

0.18 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$400K

\$378K low

\$422K high

Last Sale

\$320,000 · Dec 23, 2020

Est. Owner Equity

\$54,000

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,914 (2025)
Assessed Value	\$417,000
Previous Assessed	\$346,377

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 45 ft²

CLIMATE RISK

49
FLOOD

41
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
Jul 10, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Jul 10, 2025	Financing	Intrafamily Transfer			
Oct 27, 2020	Resale	Grant Deed	\$320,000	\$223	\$256K
May 31, 2015	Quitclaim	Quit Claim Transfer			
Apr 14, 2006	Resale	Grant Deed	\$284,000	\$198	\$227K
Nov 18, 1992	Resale	Grant Deed	\$83,500	\$58	\$83K
Apr 10, 1992	Non-arms-length	Trustees Deed	\$112,397	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–5	0.5 mi
Rosamond High School Early College Campus	High	9–12	1.0 mi
Tropico Middle School	Middle	6–8	3.5 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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