
Property Profile

Cover Page

Subject Property:

**Site Address**

4571 66TH ST W,
ROSAMOND, CA, 93560

**Mail Address**

630 N ROSEMEAD BLVD STE 100,
PASADENA, CA, 91107

Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

T: 626-794-0288

E: dmmurphy@ix.netcom.com



Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
- Neighborhood Demographics
- Public Schools Report
- Private Schools Report
- Crime Report
- Cyberhomes.com Content

Offered by



Chicago Title

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.

Powered By

cyberhomes.com
Find the right neighborhood, Find the right home



Property Overview

4571 66TH ST W, ROSAMOND, CA, 93560-

Owner and Geographic Information



Primary Owner:		Secondary Owner:	
RUEBEN,			
Mail Address:		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
Site Address:		4571 66TH ST W ROSAMOND CA 93560	
APN : 252-400-36	Lot Number :	Census Tract : 0055.06	Page Grid :
Housing Tract Number:		Phone:	
Legal Description : Map Ref: PM 8724 Abbreviated Description: PARCEL MAP #8724 LOT 2 EXCL OF 50% INT M.R. RDMP MAP REF:PM 8724			

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 2.53 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Vacant Land(General)

Sale & Loan



Transfer Date : 09/24/2008	Seller : BAEZ, RUEBEN; BAEZ, ROSA MARIA	
Transfer Value : \$70,000	Document # : 0208151853	Cost/Sq Feet :
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$51,000	Percent Improvement :	Homeowner Exemption :
Land Value : \$51,000	Tax Amount : \$570.50	Tax Rate Area : 119-001
Improvement Value :	Tax Status : Current	Tax Account ID : 252400361
Market Improvement Value :	Market Land Value :	Market Value :

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.





Property History

4571 66TH ST W, ROSAMOND, CA, 93560-

Prior Transfer

Recording Date	09/24/2008	Document #	0208151853 BK-PG -
Price	\$70,000	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	RUEBEN,	Seller Name	BAEZ, RUEBEN; BAEZ, ROSA MARIA
Legal Description : Lot: 2 Map Ref: PM8724 MB37 PG39 City/Muni/Twp: UNINCORPORATED			

Prior Transfer

Recording Date	10/14/2005	Document #	0205285981 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Transfer Tax on doc. indicated as EXEMPT
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Married Man as his sole and separate property
Buyer Name	BAEZ, RUBEN	Seller Name	BAEZ, ROSA MARIA
Legal Description : Lot: 2 Map Ref: PM8724 MB37 PG39 City/Muni/Twp: UNINCORPORATED			

Prior Transfer

Recording Date	10/14/2005	Document #	0205285980 BK-PG -
Price	\$50,000	Document Type	Grant Deed
First TD	N/A	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Married Man as his sole and separate property
Buyer Name	BAEZ, RUBEN	Seller Name	HILGEN, TERRENCE A; TARDIVEL, DEBORAH C
Legal Description : Lot: 2 Map Ref: PM8724 MB37 PG39 City/Muni/Twp: UNINCORPORATED			

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.





Prior Transfer

Recording Date	04/15/2004	Document #	0204084481 BK-PG -
Price	\$9,434	Document Type	Public Action
First TD	N/A	Type of Sale	Sold for Taxes
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Community Property(Marital Community)
Buyer Name	HILGEN, TERRENCE A; TARDIVEL, DEBORAH C	Seller Name	SZOT, SHIREEN M
Legal Description : Lot: 2 Map Ref: PM8724			

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.


Powered By
cyberhomes.com
Find the right neighborhood, Find the right home




Neighborhood Demographics

4571 66TH ST W, ROSAMOND, CA, 93560-


Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 93560	14,927	18,024	21,945	2.3 %	83.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 93560	5,207	6,132	7,385	2.0 %	2.9
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

Area	2000	2008	Family Growth Rate
 ZIP 93560	3,764	4,359	1.8 %
National	71,787,347	78,006,259	1.0 %


Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 93560	7.9 %	7.2 %	7.8 %	8.2 %	7.5 %	28.1 %	24.6 %	8.0 %	0.7 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 93560	32.6	50.2 %	49.8 %
National	36.8	49.1 %	50.9 %


Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 93560	21.6 %	26.5 %	41.6 %	8.8 %	1.6 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 93560	\$51,801.00	\$62,308.00	\$19,941.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

Area	National	State
 ZIP 93560	66.0 %	46.0 %
National		

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.

Powered By
cyberhomes.com
Find the right neighborhood. Find the right home



Public Schools Report

4571 66TH ST W, ROSAMOND, CA, 93560-

Public School Statistics

Westpark Elementary School							4.09Mi. from subject property
PO Drawer CC Rosamond, CA 93650-0640 661-256-5030							
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: N/A • Full Time Equivalent Administrators: N/A 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
73	89	87	81	93	93	516	
API Score:							
1			5			10	

Hamilton Elementary School							4.20Mi. from subject property
PO Drawer CC Rosamond, CA 93560-0640 661-256-5060							
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:14.5 • Full Time Equivalent Administrators: 34 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
72	85	77	84	81	97	496	
API Score:							
1			5			10	

Tropico Middle School	1.97Mi. from subject property		
PO Drawer CC Rosamond, CA 93560-0640 661-256-5040			
<ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:24.1 • Full Time Equivalent Administrators: 36 			
Grade Membership			
GR - 6	GR - 7	GR - 8	Total
279	279	241	799
API Score:			
1	5		10

Rosamond High School	4.20Mi. from subject property			
PO Drawer CC Rosamond, CA 93560-0640 661-256-5020				
<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Student Teacher Ratio: 1:24.9 • Full Time Equivalent Administrators: 40 				
Grade Membership				
GR - 9	GR - 10	GR - 11	GR - 12	Total
246	262	259	172	939
API Score:				
1	5			10

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

Courtesy of Chicago Title
 Offered by Chicago Title
 All information produced is deemed reliable but is not guaranteed.





Private Schools Report

4571 66TH ST W, ROSAMOND, CA, 93560-

Private School Statistics

ROSAMOND CHRISTIAN SCHOOL													4.80Mi. from subject property	
3275 GLENDOWER ST ROSAMOND, CA 93560- 805-256-2382 Gender: Coed						<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Christian (no specific denomination) • Student Teacher Ratio: 1:11.75 • Full Time Equivalent Administrators: 4 								
Grade Membership														
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
	1	2	3	4	5	6	7	8	9	10	11	12		
9	7	4	5	3	4	3	2	1	1	2	3	1	47	

ASSEMBLY OF GOD CHRIST SCH-AG													4.89Mi. from subject property	
2881 C STREET ROSAMOND, CA 93560- 805-256-9370 Gender: Coed						<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Assembly of God • Student Teacher Ratio: 1:5.95 • Full Time Equivalent Administrators: 5.4 								
Grade Membership														
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
	1	2	3	5	7	8	9	10	11	12				
4	3	3	4	3	2	5	5	2	3	2	32			

About School Report

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

Courtesy of Chicago Title
Offered by Chicago Title
All information produced is deemed reliable but is not guaranteed.

Powered By
cyberhomes.com
Find the right neighborhood, Find the right home



Crime Report

4571 66TH ST W, ROSAMOND, CA, 93560-

City Crime Stats

FBI Crime Index for KERN	
Murder :	28
Forcible Rape:	134
Robbery:	339
Aggravated Assault:	1,190
Burglary:	3,260
Motor Vehicle Theft:	2,009
Larceny - Theft:	6,926
Arson:	240
Total Crimes:	14,126

FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

Courtesy of Chicago Title
 Offered by Chicago Title
 All information produced is deemed reliable but is not guaranteed.

Powered By
cyberhomes.com
 Find the right neighborhood, Find the right home

