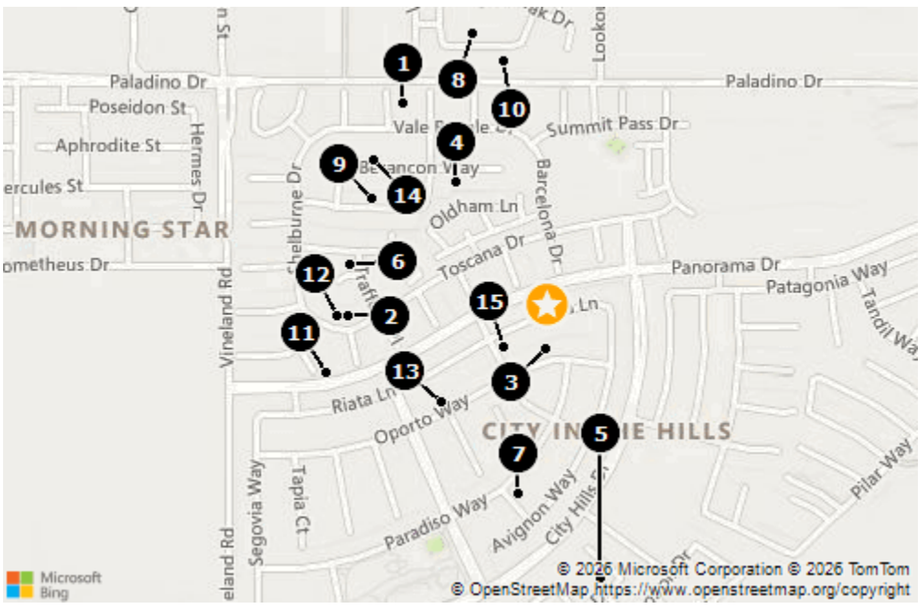
ICE SiteX Report

OrderID: 98351534

SiteX Property Information Report



Subject Property Location

10328 RIATA LN, BAKERSFIELD, CA 93306-7872

County:	**KERN CA**	Census Tract:	060290009.131001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	531-241-08-00-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$335,790 - $402,210	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-071
Assd Land Value:	$51,239	Market Land Value:		Tax Year:	2025
Assd Improvement:	$166,545	Market Improvment Value:		Total Taxable Value:	$3,213
Total Assessed Value:	$217,784	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: PH6 Tract No: 6406
Abbreviated Description: TRACT 6406, BLOCK PH6, LOT 8

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1410 SF	Baths:	2	Fireplace:	
Year Built:	2011	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/21/2020	Sales Price:	N/A
Document #:	220023650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/27/2018	Loan Amount:	N/A
Document #:	0218126919 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2048	Type Finance:	

Legal Description:
Lot: 8 Tract No: 6406-6
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	02/10/2015	Loan Amount:	N/A
Document #:	0215015192 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Tract No: 6406-6
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	06/16/2014	Loan Amount:	N/A

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Document #:	0214067938 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 8 Tract No: 6406-6
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	11/05/2012	Sales Price:	$165,718
Document #:	0212158840 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2012	Loan Amount:	N/A
Document #:	0212032776 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Lot: 8 Tract No: 6406 Phase No: 6
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	03/12/2012	Sales Price:	$170,500
Document #:	0212032775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/08/2012		
Document Type:			

Legal Description:
Lot: 8 Tract No: 6406-6 Map Ref: MAP57 PG183-188
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: PH6 Tract No: 6406
Abbreviated Description: TRACT 6406, BLOCK PH6, LOT 8

Area Sales Analysis

Total Area Sales	$6,126,500	Median # of Bedrooms	3
Median Lot Size	6,969 SF	Median # of Baths	2
Median Living Area	2,308 SF	Median Year Built	2013
Price Range - 2 Yrs	$348,500 to $545,000	Age Range	9 years to 20 years
Median Value	$382,500	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**6409 DOVER PL** **BAKERSFIELD, CA 93306-7585**	08/27/2026	$382,500	$156	2445	/2/2	2012	6,969 SF	

APN: 531-220-20-00-3 Document #: 226100963
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 199 Subdivision: PHASE 2 Tract No: 6444 MapRef: MB 57 PG 12-16 Abbreviated Description: Lot:199 Subdivision:PHASE 2 Tract No:6444 Map Ref:MB 57 PG 12-16City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

2	.27Mi.	**9908 TOSCANA DR** **BAKERSFIELD, CA 93306-7954**	07/31/2026	$400,000	$173	2308	/2/2	2016	9,147 SF	

APN: 531-430-11-00-8 Document #: 226088309
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PHASE 6 Tract No: 6444 MapRef: MB 61 PG 72-74 Abbreviated Description: Lot:11 Subdivision:PHASE 6 Tract No:6444 Map Ref:MB 61 PG 72-74City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

3	.06Mi.	**10318 OPORTO WAY** **BAKERSFIELD, CA 93306-7874**	06/19/2026	$365,000	$258	1410	/3/2	2012	6,969 SF	

APN: 531-242-05-00-0 Document #: 226070299
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: TRACT NO 6406 MapRef: MB 57 PG 183-188 Abbreviated Description: Lot:52 Subdivision:TRACT NO 6406 Map Ref:MB 57 PG 183-188City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

4	.2Mi.	**10105 BESANCON WAY** **BAKERSFIELD, CA 93306-7579**	06/18/2026	$379,000	$178	2118	/2/2	2009	5,662 SF	

APN: 531-210-06-00-0 Document #: 226070040
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: TRACT 6444 Phase No: 2 MapRef: MB 57 PG 12-16 Abbreviated Description: Lot:155 Subdivision:TRACT 6444 Phase No:2 Map Ref:MB 57 PG 12-16City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

5	.37Mi.	**5408 GIVERNY WAY** **BAKERSFIELD, CA 93306-7817**	06/17/2026	$545,000	$236	2308	/5/4	2006	7,840 SF	Pool/ Spa

APN: 531-164-02-00-2 Document #: 226069541
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: TRACT NO 6452 MapRef: DOC 2007-4948 Abbreviated Description: Lot:42 Subdivision:TRACT NO 6452 Map Ref:DOC 2007-4948City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

6	.27Mi.	**9917 STOCKHOLM PL** **BAKERSFIELD, CA 93306-7960**	06/01/2026	$440,000	$179	2445	/3/3	2017	7,405 SF	

APN: 531-440-07-00-0 Document #: 226062016
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: TRACT 6444-8 MapRef: MB 61 PG 151-153 Abbreviated Description: Lot:7 Subdivision:TRACT 6444-8 Map Ref:MB 61 PG 151-153City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

7	.25Mi.	**10303 PARADISO WAY**	04/24/2026	$375,000	$144	2595	/3/3	2009	8,276 SF	

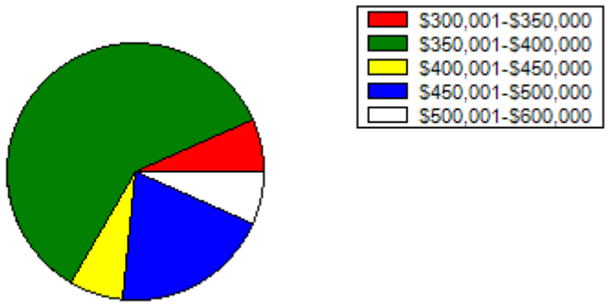
ICE SiteX Report

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		BAKERSFIELD, CA 93306-7879							
	APN: 531-271-04-00-9 Document #: 226046164 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT 6406 - PHASE 8 MapRef: MB 57 PG 194-198 Abbreviated Description: Lot:4 Subdivision:TRACT 6406 - PHASE 8 Map Ref:MB 57 PG 194-198City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
8	.37Mi.	**10208 AZIMUTH ST**	04/10/2026	$455,000	$239	1902	/3/2	2015	7,840 SF
		BAKERSFIELD, CA 93306-7853							
	APN: 386-421-03-00-1 Document #: 226040095 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Subdivision: TRACT 6446 Phase No: 1 MapRef: MB 55 PG 166-170 Abbreviated Description: Lot:42 Subdivision:TRACT 6446 Phase No:1 Map Ref:MB 55 PG 166-170City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
9	.27Mi.	**10016 FRANCOIS LN**	02/26/2026	$360,000	$164	2194	/3/2	2015	5,227 SF
		BAKERSFIELD, CA 93306-7588							
	APN: 531-202-04-00-5 Document #: 226021486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 98 Subdivision: TRACT 6444-2 MapRef: MB 57 PG 12-16 Abbreviated Description: Lot:98 Subdivision:TRACT 6444-2 Map Ref:MB 57 PG 12-16City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
10	.33Mi.	**10225 AZIMUTH ST**	02/24/2026	$495,000	$212	2328	/4/3	2015	8,712 SF
		BAKERSFIELD, CA 93306-7853							
	APN: 386-434-20-00-4 Document #: 226020484 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: TRACT NO 6446PHASE 2 MapRef: MB 5166 PG 2361 Abbreviated Description: Lot:32 Subdivision:TRACT NO 6446PHASE 2 Map Ref:MB 5166 PG 2361City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
11	.31Mi.	**5901 ORANGE HILL PL**	02/24/2026	$360,000	$164	2194	/2/2	2016	6,969 SF
		BAKERSFIELD, CA 93306-7962							
	APN: 531-470-06-00-6 Document #: 226020195 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TRACT NO 6444-9 MapRef: MB 61 PG 106-108 Abbreviated Description: Lot:6 Subdivision:TRACT NO 6444-9 Map Ref:MB 61 PG 106-108City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
12	.28Mi.	**9904 TOSCANA DR**	02/20/2026	$385,000	$156	2461	/2/2	2016	9,583 SF
		BAKERSFIELD, CA 93306-7954							
	APN: 531-430-12-00-1 Document #: 226018948 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT MAP NO 6444 PHASE 6 MapRef: MB 61 PG 72-74 Abbreviated Description: Lot:12 Subdivision:TRACT MAP NO 6444 PHASE 6 Map Ref:MB 61 PG 72-74City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
13	.19Mi.	**10114 OPORTO WAY**	02/20/2026	$455,000	$173	2616	/3/3	2009	6,534 SF
		BAKERSFIELD, CA 93306-7471							
	APN: 531-073-21-00-4 Document #: 226019030 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: TRACT 6406 PHASE 5 MapRef: MB 55 PG 73-78 Abbreviated Description: Lot:52 Subdivision:TRACT 6406 PHASE 5 Map Ref:MB 55 PG 73-78City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
14	.3Mi.	**10022 BESANCON WAY**	01/27/2026	$348,500	$161	2162	/2/2	2013	4,791 SF
		BAKERSFIELD, CA 93306-7578							
	APN: 531-203-06-00-8 Document #: 226009388 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 122 Subdivision: TRACT MAP NO 6444 PHASE 2 MapRef: MB 57 PG 12-16 Abbreviated Description: Lot:122 Subdivision:TRACT MAP NO 6444 PHASE 2 Map Ref:MB 57 PG 12-16City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
15	.08Mi.	**10301 RIATA LN**	12/12/2025	$381,500	$222	1714	/3/2	2010	6,969 SF
		BAKERSFIELD, CA 93306-7872							
	APN: 531-242-25-00-8 Document #: 225153139 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72 Subdivision: TRACT 6406 Phase No: 6 MapRef: MB 57 PG 183 Abbreviated Description: Lot:72 Subdivision:TRACT 6406 Phase No:6 Map Ref:MB 57 PG 183City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10328 RIATA LN**			$217,784	1,410	/3/2	2011	6,534 SF	
.01Mi.	**10324 RIATA LN**			$264,002	1,903	/4/2	2011	6,534 SF	
.01Mi.	**10332 RIATA LN**			$278,763	1,716	/3/2	2011	6,534 SF	
.02Mi.	**10402 RIATA LN**			$262,625	1,903	/5/3	2012	6,098 SF	
.02Mi.	**10320 RIATA LN**			$236,514	1,716	/3/2	2011	6,534 SF	
.03Mi.	**10406 RIATA LN**			$364,140	1,410	/3/2	2012	6,534 SF	
.03Mi.	**10316 RIATA LN**			$230,633	1,410	/3/2	2011	6,534 SF	
.03Mi.	**10329 RIATA LN**			$233,801	1,717	/3/2	2011	6,534 SF	
.03Mi.	**10333 RIATA LN**			$272,265	1,903	/4/2	2011	6,969 SF	
.04Mi.	**10321 RIATA LN**			$241,486	1,410	/3/2	2011	6,534 SF	
.04Mi.	**6102 BARCELONA DR**			$196,009	2,118	/2/2	2007	7,405 SF	
.04Mi.	**6003 COLCHESTER PL**			$298,674	2,118	/2/2	2007	7,405 SF	
.04Mi.	**10403 RIATA LN**			$218,425	1,410	/3/2	2011	7,405 SF	
.04Mi.	**10317 RIATA LN**			$378,849	1,903	/4/2	2011	6,534 SF	
.04Mi.	**10410 RIATA LN**			$269,660	1,717	/3/2	2012	6,534 SF	
.04Mi.	**10312 RIATA LN**			$263,909	1,903	/4/2	2011	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.1 years old	Households:	23,507
Median Household Income:	$69,256	Households w/Family:	76%
Household Income Per Capita:	$29,754	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Bakersfield City Elementary School District	Students:	28,365
Number of Schools:	45	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Cesar E. Chavez Elementary School** Number of Students: 621 Student-Teacher Ratio: 19.47	B-	Public	KG - 6
1.20Mi.	**Cesar E. Chavez Elementary School** Number of Students: 621 Student-Teacher Ratio: 19.47	B-	Public	KG - 6
3.73Mi.	**Compton Junior High School** Number of Students: 586 Student-Teacher Ratio: 20.6	D+	Public	7 - 8
3.73Mi.	**Compton Junior High School** Number of Students: 586 Student-Teacher Ratio: 20.6	D+	Public	7 - 8
2.57Mi.	**Highland High School** Number of Students: 2,530 Student-Teacher Ratio: 23.94 Advanced Placement: Yes	B-	Public	9 - 12
2.57Mi.	**Highland High School** Number of Students: 2,530 Student-Teacher Ratio: 23.94 Advanced Placement: Yes	B-	Public	9 - 12
7.43Mi.	**Downtown Elementary School** Number of Students: 317 Student-Teacher Ratio: 21.64	A-	Public	KG - 8
7.43Mi.	**Downtown Elementary School** Number of Students: 317 Student-Teacher Ratio: 21.64	A-	Public	KG - 8

Flood Report

The Subject Property of **10328 RIATA LN, BAKERSFIELD, CA 93306-7872** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	85%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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