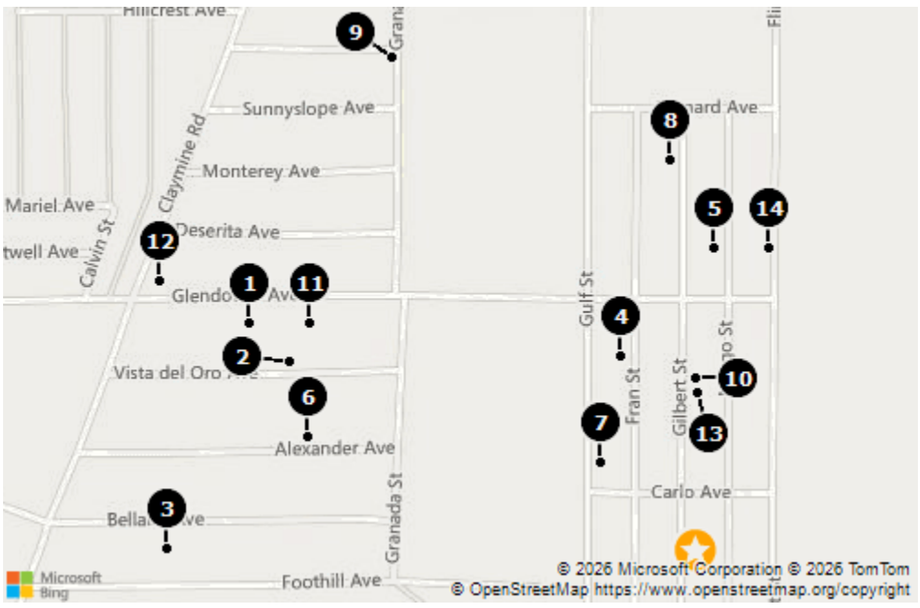
ICE SiteX Report

OrderID: 98665591

SiteX Property Information Report



Subject Property Location

13200 GILBERT ST, NORTH EDWARDS, CA 93523-3431

County:	**KERN CA**	Census Tract:	060290065.001132
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	233-302-30-00-6	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	40	Common Confidence Score:	17
Value Range:	$78,600 - $183,400	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	98-019
Assd Land Value:	$7,371	Market Land Value:		Tax Year:	2026
Assd Improvement:	$59,079	Market Improvment Value:		Total Taxable Value:	$953
Total Assessed Value:	$66,450	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 217 Tract No: 1984
Abbreviated Description: TRACT 1984, BLOCK, LOT 217

Property Characteristics

Lot Size:	9,147 SF	Bedrooms:	3	Pool:	
Building Area:	984 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/31/2021	Sales Price:	N/A
Document #:	221059069 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2003	Loan Amount:	N/A
Document #:	0203280074 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 217 Tract No: 1984
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/06/2003	Sales Price:	$45,000
Document #:	0203112187 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2003		
Document Type:			

Legal Description:
Lot: 217 Tract No: 1984 Map Ref: MB9 PG153-156
City/Muni/Twp: UNINCORPORATED

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Mortgage Record

Recording Date:	12/27/2001	Loan Amount:	N/A
Document #:	0201192806 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/02/2016	Type Finance:	

Legal Description:
Lot: 217 Tract No: 1984
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:
Lot: 217 Tract No: 1984
Abbreviated Description: TRACT 1984, BLOCK, LOT 217

Area Sales Analysis

Total Area Sales	$2,724,500	Median # of Bedrooms	3
Median Lot Size	18,513 SF	Median # of Baths	1.5
Median Living Area	1,328 SF	Median Year Built	1957
Price Range - 2 Yrs	$17,000 to $405,000	Age Range	18 years to 72 years
Median Value	$182,250	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.66Mi.	**16788 GLENDOWER AVE** **NORTH EDWARDS, CA 93523-3517**	09/18/2026	$405,000	$168	2408	/3/2	1960	50,530 SF	
		APN: 230-171-04-00-6 Document #: 226111685 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT 1721 MapRef: MB 8 PG 108 Abbreviated Description: Lot:4 Subdivision:TRACT 1721 Map Ref:MB 8 PG 108City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.6Mi.	**16855 VISTA DEL ORO AVE** **NORTH EDWARDS, CA 93523-3521**	08/20/2026	$275,000	$224	1224	/4/1	1954	26,571 SF	
		APN: 230-171-19-00-0 Document #: 226098115 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 25 PG 29 Abbreviated Description: Lot:2 Map Ref:MB 25 PG 29City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.73Mi.	**16657 FOOTHILL AVE** **NORTH EDWARDS, CA 93523-3536**	08/17/2026	$242,500	$218	1112	/3/1	1957	30,927 SF	
		APN: 230-162-25-00-1 Document #: 226096423 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TRACT 1746 MapRef: MB 8 PG 173 Abbreviated Description: Lot:5 Subdivision:TRACT 1746 Map Ref:MB 8 PG 173City/Muni/Twp:NORTH EDWARDS City/Muni/Twp: NORTH EDWARDS								
4	.27Mi.	**13445 FRAN ST** **NORTH EDWARDS, CA 93523-3424**	08/11/2026	$182,500	$160	1140	/3/1	1957	10,018 SF	
		APN: 233-282-05-00-9 Document #: 226093880 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 73 Subdivision: TRACT NO 1984 MapRef: MB 9 PG 153-156 Abbreviated Description: Lot:73 Subdivision:TRACT NO 1984 Map Ref:MB 9 PG 153-156City/Muni/Twp:KERN City/Muni/Twp: KERN								
5	.5Mi.	**13632 FRAN ST** **NORTH EDWARDS, CA 93523-3426**	06/12/2026	$185,000	$143	1288	/3/2	1991	10,454 SF	
		APN: 233-271-29-00-9 Document #: 226067454 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 148 Subdivision: TRACT 1984 MapRef: MB 9 PG 153-156 Abbreviated Description: Lot:148 Subdivision:TRACT 1984 Map Ref:MB 9 PG 153-156City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.53Mi.	**16873 ALEXANDER AVE** **NORTH EDWARDS, CA 93523-3524**	05/29/2026	$130,000	$74	1751	/3/2	1958	50,965 SF	
		APN: 230-172-13-00-9 Document #: 226061291 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: TRACT NO 1721 MapRef: MB 8 PG 108-109 Abbreviated Description: Lot:30 Subdivision:TRACT NO 1721 Map Ref:MB 8 PG 108-109City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.17Mi.	**13324 GULF ST** **NORTH EDWARDS, CA 93523-3415**	01/15/2026	$155,000	$123	1260	/3/1	1957	10,454 SF	
		APN: 233-282-20-00-2 Document #: 226005462 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: TRACT NO 1984 MapRef: MB 9 PG 153 Abbreviated Description: Lot:20 Subdivision:TRACT NO 1984 Map Ref:MB 9 PG 153City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.51Mi.	**13645 GILBERT ST** **NORTH EDWARDS, CA 93523-3427**	01/02/2026	$182,000	$176	1029	/3/1	1958	10,018 SF	
		APN: 233-271-05-00-9 Document #: 226000208 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 158 Subdivision: TRACT NO 1984 MapRef: MB 9 PG 153 Abbreviated Description: Lot:158 Subdivision:TRACT NO 1984 Map Ref:MB 9 PG 153City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.76Mi.	**16998 MOUNTAIN VIEW AVE** **NORTH EDWARDS, CA 93523-3403**	11/19/2025	$17,000	$8	2020	/4/2	1990	28,749 SF	
		APN: 230-113-01-00-3 Document #: 225140578 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: TRACT 1793 MapRef: MB 9 PG 18 Abbreviated Description: Lot:16 Subdivision:TRACT 1793 Map Ref:MB 9 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.22Mi.	**13420 GILBERT ST** **NORTH EDWARDS, CA 93523-3429**	11/19/2025	$110,000	$80	1368	/1/1	1959	9,583 SF	
		APN: 233-292-28-00-9 Document #: 225140798 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 232 Subdivision: TRACT 1984 MapRef: MB 9 PG 153-156 Abbreviated Description: Lot:232 Subdivision:TRACT 1984 Map Ref:MB 9 PG 153-156City/Muni/Twp:EDWARDS City/Muni/Twp: EDWARDS

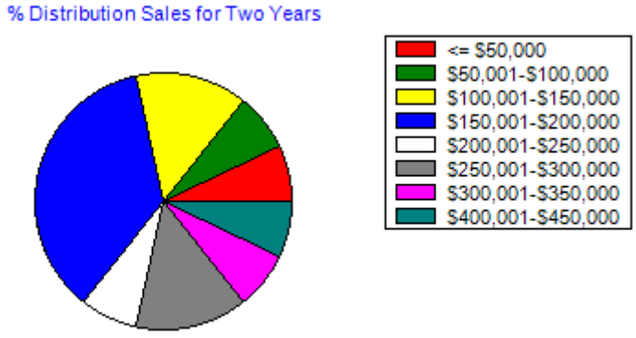
11 .59Mi. **16878 GLENDOWER AVE** 11/18/2025 $320,000 $155 2060 /4/2 1957 50,530 SF
NORTH EDWARDS, CA 93523-3516
APN: 230-171-06-00-2 Document #: 225140258
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TRACT NO 1721 MapRef: MB 8 PG 108-109 Abbreviated Description: Lot:6 Subdivision:TRACT NO 1721 Map Ref:MB 8 PG 108-109City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12 .79Mi. **16621 GLENDOWER AVE** 10/24/2025 $95,500 $45 2098 /5/2 1957 39,204 SF Yes
NORTH EDWARDS, CA 93523-3518
APN: 230-116-14-00-2 Document #: 225129601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: TRACT 1793 MapRef: MB 9 PG 18 Abbreviated Description: Lot:102 Subdivision:TRACT 1793 Map Ref:MB 9 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13 .21Mi. **13408 GILBERT ST** 10/10/2025 $260,000 $161 1611 /3/2 2008 9,583 SF
NORTH EDWARDS, CA 93523-3429
APN: 233-292-27-00-6 Document #: 225122693
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 231 Subdivision: TRACT 1984 MapRef: MB 9 PG 153 Abbreviated Description: Lot:231 Subdivision:TRACT 1984 Map Ref:MB 9 PG 153City/Muni/Twp:NORTH EDWARDS City/Muni/Twp: NORTH EDWARDS

14 .41Mi. **13549 FLINT ST** 09/26/2025 $165,000 $167 984 /3/1 1957 9,583 SF
NORTH EDWARDS, CA 93523-3503
APN: 233-261-13-00-9 Document #: 225113929
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 370 Subdivision: TRACT 1984 MapRef: MB 9 PG 153-156 Abbreviated Description: Lot:370 Subdivision:TRACT 1984 Map Ref:MB 9 PG 153-156City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

Comparable Sales Chart



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.

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.	**13200 GILBERT ST**			$66,450	984	/3/1	1957	9,147 SF	
.01Mi.	**13212 GILBERT ST**			$117,116	1,334	/3/2	1959	9,147 SF	Yes
.01Mi.	**13184 GILBERT ST**			$96,082	1,050	/3/2	1990	9,147 SF	
.03Mi.	**13170 GILBERT ST**			$167,280	1,064	/2/1	1993	9,147 SF	
.04Mi.	**13201 GILBERT ST**			$53,761	1,260	/3/1	1957	10,018 SF	
.04Mi.	**13227 MARGO ST**			$147,208	1,260	/3/1	1957	9,147 SF	
.04Mi.	**13159 MARGO ST**			$23,279	1,260	/3/1	1958	9,583 SF	
.04Mi.	**13211 GILBERT ST**			$74,722	1,176	/2/1	1984	10,454 SF	
.04Mi.	**13171 GILBERT ST**			$159,112	1,443	/3/1	1992	10,018 SF	
.05Mi.	**13157 MARGO ST**			$36,992	1,260	/3/1	1958	9,583 SF	
.06Mi.	**13241 GILBERT ST**			$204,252	1,239	/3/1	1958	9,583 SF	
.06Mi.	**13143 MARGO ST**			$53,471	984	/3/1	1957	9,147 SF	
.06Mi.	**13212 MARGO ST**			$100,968	1,260	/3/1	1957	9,147 SF	
.06Mi.	**13184 FRAN ST**			$164,159	1,420	/3/2	1989	10,454 SF	
.07Mi.	**13170 FRAN ST**			$41,983	1,396	/3/2	1990	10,018 SF	
.07Mi.	**13128 GILBERT ST**			$57,172	1,635	/3/1	1958	9,147 SF	

Rent vs. Own

Households Occupied by Renters:	77%	Households Occupied by Owners:	10%

Demographics & Income

Median Age:	24.0 years old	Households:	664
Median Household Income:	$75,152	Households w/Family:	91%
Household Income Per Capita:	$30,623	Households w/Family Married:	78%
Most Common Education Level:	Some College	Households w/Family Children:	66%

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School District

School District Zone:	Muroc Joint Unified School District	Students:	1,803
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.46Mi.	**Boron Junior-Senior High School** Number of Students: 253 Student-Teacher Ratio: 12.6	D-	Public	7 - 12
7.23Mi.	**West Boron Elementary School** Number of Students: 276 Student-Teacher Ratio: 18.4	D-	Public	KG - 6
9.27Mi.	**Irving L. Branch Elementary School** Number of Students: 388 Student-Teacher Ratio: 23.52	C+	Public	3 - 6
9.37Mi.	**Desert Junior-Senior High School** Number of Students: 497 Student-Teacher Ratio: 16.48	C	Public	7 - 12

Flood Report

The Subject Property of **13200 GILBERT ST, NORTH EDWARDS, CA 93523-3431** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	22%	SIGNIFICANTLY LOWER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	33%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	35%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	48%	SIGNIFICANTLY LOWER
OVERALL	85%	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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