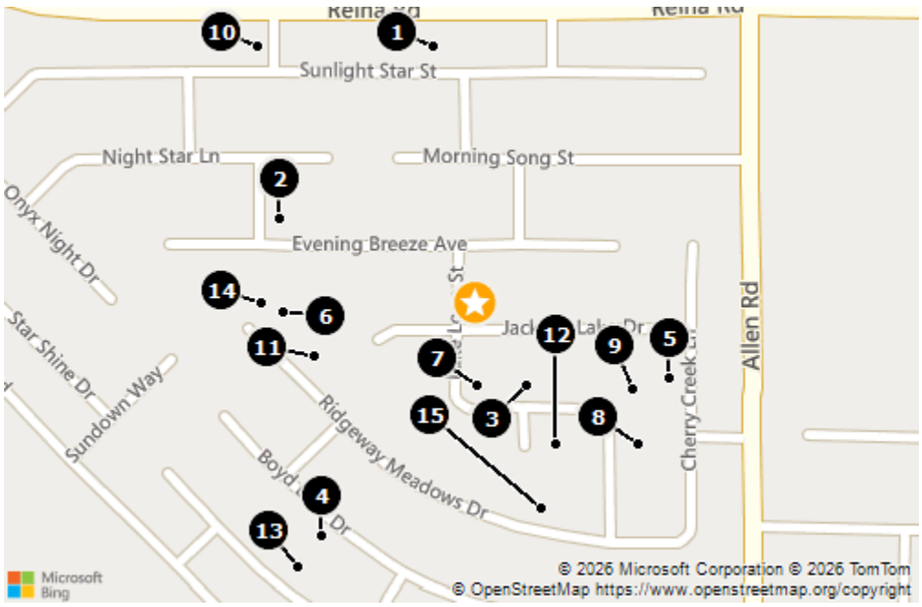
ICE SiteX Report

OrderID: 98130809

SiteX Property Information Report



Subject Property Location

13212 JACKSON LAKE DR, BAKERSFIELD, CA 93314-9852

County:	**KERN CA**	Census Tract:	060290038.251015
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	529-182-13-00-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	11	Common Confidence Score:	66
Value Range:	$365,790 - $456,210	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	1-599
Assd Land Value:	$167,464	Market Land Value:		Tax Year:	2025
Assd Improvement:	$210,338	Market Improvment Value:		Total Taxable Value:	$5,769
Total Assessed Value:	$377,802	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: UN3 Tract No: 6289
Abbreviated Description: TRACT 6289, BLOCK UN3, LOT 21

Property Characteristics

Lot Size:	6,969 SF	Bedrooms:	3	Pool:	
Building Area:	1673 SF	Baths:	2	Fireplace:	
Year Built:	2006	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:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2026	Sales Price:	$282,000
Document #:	226032898 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2025	Sales Price:	N/A
Document #:	225027309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/23/2024	Loan Amount:	N/A
Document #:	224130885 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2044	Type Finance:	
Legal Description:			
Lot: 21 Subdivision: TRACT NO 6289 UNIT 3			
City/Muni/Twp: BAKERSFIELD			

Prior Transfer

Recording Date:	12/27/2017	Sales Price:	$33,000
Document #:	0217177147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	10/25/2011	Sales Price:	$33,000
Document #:	0211140706 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/06/2011	Sales Price:	$282,000
Document #:	0211045127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/28/2007	Loan Amount:	N/A
Document #:	0207046291 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/15/2022	Type Finance:	VAR

Legal Description:
Lot: 21 Tract No: 6289 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	12/22/2006	Sales Price:	$282,000
Document #:	0206314463 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/08/2006		
Document Type:			

Legal Description:
Lot: 21 Tract No: 6289 Legal Unit: 3 Map Ref: MB54 PG86-89
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: 21 Block: UN3 Tract No: 6289
Abbreviated Description: TRACT 6289, BLOCK UN3, LOT 21

Area Sales Analysis

Total Area Sales	$6,318,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,894 SF	Median Year Built	2007
Price Range - 2 Yrs	$380,000 to $455,000	Age Range	11 years to 20 years
Median Value	$419,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**13210 SUNLIGHT STAR ST** **BAKERSFIELD, CA 93314-8480**	07/31/2026	$449,500	$231	1945	/4/3	2013	7,405 SF	
		APN: 529-241-09-00-8 Document #: 226088078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 95 Subdivision: TRACT 6453 Legal Unit: 1 MapRef: MB 57 PG 87-92 Abbreviated Description: Lot:95 Subdivision:TRACT 6453 Legal Unit:1 Map Ref:MB 57 PG 87-92City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
2	.14Mi.	**13320 EVENING BREEZE AVE** **BAKERSFIELD, CA 93314-8492**	07/31/2026	$400,000	$199	2008	/3/2	2012	7,405 SF	
		APN: 529-243-36-00-0 Document #: 226088181 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: TRACT NO 6453 Legal Unit: 1 MapRef: MB 57 PG 87-92 Abbreviated Description: Lot:52 Subdivision:TRACT NO 6453 Legal Unit:1 Map Ref:MB 57 PG 87-92City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
3	.06Mi.	**13202 YAMPA RIVER ST** **BAKERSFIELD, CA 93314-9828**	07/31/2026	$435,000	$260	1673	/3/2	2007	6,098 SF	
		APN: 529-184-14-00-6 Document #: 226088124 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 63 Subdivision: TRACT NO 6289 Legal Unit: 3 MapRef: MB 54 PG 86-89 Abbreviated Description: Lot:63 Subdivision:TRACT NO 6289 Legal Unit:3 Map Ref:MB 54 PG 86-89City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
4	.19Mi.	**13317 BOYD LAKE DR** **BAKERSFIELD, CA 93314-9840**	06/22/2026	$440,000	$231	1902	/4/2	2006	6,534 SF	
		APN: 529-153-07-00-0 Document #: 226071047 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Subdivision: TRACT NO 6289 UNIT 1 MapRef: MB 54 PG 39-41 Abbreviated Description: Lot:67 Subdivision:TRACT NO 6289 UNIT 1 Map Ref:MB 54 PG 39-41City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
5	.14Mi.	**5415 CHERRY CREEK LN** **BAKERSFIELD, CA 93314-9825**	06/03/2026	$412,000	$217	1894	/3/2	2006	6,098 SF	
		APN: 529-184-31-00-5 Document #: 226063202 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: TRACT NO 6289 UNIT 3 MapRef: MB 54 PG 86-89 Abbreviated Description: Lot:80 Subdivision:TRACT NO 6289 UNIT 3 Map Ref:MB 54 PG 86-89City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
6	.13Mi.	**13428 RIDGEWAY MEADOWS DR** **BAKERSFIELD, CA 93314-9833**	05/29/2026	$435,000	$228	1902	/4/2	2007	10,018 SF	
		APN: 529-251-06-00-2 Document #: 226061401 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 153 Subdivision: TRACT NO 6453 Legal Unit: 1 MapRef: MB 57 PG 87-92 Abbreviated Description: Lot:153 Subdivision:TRACT NO 6453 Legal Unit:1 Map Ref:MB 57 PG 87-92City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

7	.05Mi.	**13214 YAMPA RIVER ST** **BAKERSFIELD, CA 93314-9828**	05/21/2026	$455,000	$239	1902	/3/2	2007	7,405 SF	Pool/ Spa

APN: 529-184-17-00-5 Document #: 226057655
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: TRACT NO 6289 UNIT 3 MapRef: MB 54 PG 86-89 Abbreviated Description: Lot:66 Subdivision:TRACT NO 6289 UNIT 3 Map Ref:MB 54 PG 86-89City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

8	.14Mi.	**5310 SWEITZER LAKE ST** **BAKERSFIELD, CA 93314-9835**	04/07/2026	$400,000	$210	1902	/3/2	2007	6,534 SF	

APN: 529-184-05-00-0 Document #: 226038389
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: TRACT NO 6289 Phase No: 3 Legal Unit: 3 MapRef: MB 54 PG 86-89 Abbreviated Description: Lot:54 Subdivision:TRACT NO 6289 Phase No:3 Legal Unit:3 Map Ref:MB 54 PG 86-89City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

9	.12Mi.	**13100 YAMPA RIVER ST** **BAKERSFIELD, CA 93314-9827**	02/20/2026	$380,000	$200	1894	/3/2	2007	11,325 SF	

APN: 529-184-08-00-9 Document #: 226019265
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: TRACT NO 6289 UNIT 3 MapRef: MB 54 PG 86-89 Abbreviated Description: Lot:57 Subdivision:TRACT NO 6289 UNIT 3 Map Ref:MB 54 PG 86-89City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

10	.22Mi.	**13402 SUNLIGHT STAR ST** **BAKERSFIELD, CA 93314-8484**	02/17/2026	$432,500	$216	1998	/3/2	2015	7,405 SF	

APN: 529-242-01-00-1 Document #: 226017474
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 192 Subdivision: TRACT 6453 Legal Unit: 1 MapRef: MB 57 PG 87-92 Abbreviated Description: Lot:192 Subdivision:TRACT 6453 Legal Unit:1 Map Ref:MB 57 PG 87-92City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

11	.11Mi.	**13416 RIDGEWAY MEADOWS DR** **BAKERSFIELD, CA 93314-9833**	12/19/2025	$417,000	$220	1894	/4/2	2007	6,098 SF	

APN: 529-251-03-00-3 Document #: 225156719
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: TRACT 6453 UNIT 1 MapRef: MB 57 PG 87 Abbreviated Description: Lot:150 Subdivision:TRACT 6453 UNIT 1 Map Ref:MB 57 PG 87City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

12	.11Mi.	**5308 ELK RUN CT** **BAKERSFIELD, CA 93314-9836**	12/17/2025	$400,000	$211	1894	/3/2	2007	7,840 SF	

APN: 529-183-23-00-5 Document #: 225155413
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: TRACT NO 6289 Legal Unit: 3 MapRef: MB 54 PG 86 Abbreviated Description: Lot:44 Subdivision:TRACT NO 6289 Legal Unit:3 Map Ref:MB 54 PG 86City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

13	.21Mi.	**13404 CHEYENNE MOUNTAIN DR** **BAKERSFIELD, CA 93314-9849**	12/10/2025	$419,000	$250	1673	/4/2	2006	6,098 SF	

APN: 529-153-17-00-9 Document #: 225151831
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: TRACT 6289 Legal Unit: 1 MapRef: MB 54 PG 39-41 Abbreviated Description: Lot:77 Subdivision:TRACT 6289 Legal Unit:1 Map Ref:MB 54 PG 39-41City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

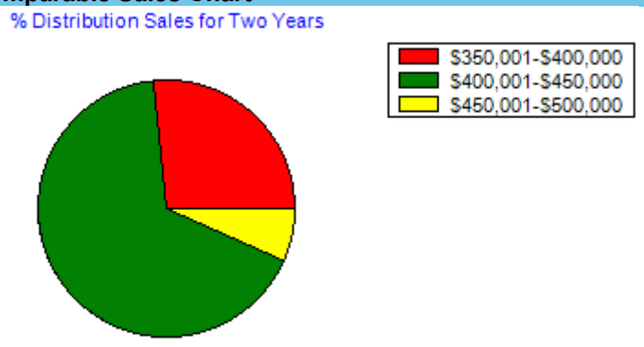
14	.14Mi.	**13432 RIDGEWAY MEADOWS DR** **BAKERSFIELD, CA 93314-9833**	11/13/2025	$430,000	$257	1673	/4/2	2008	12,632 SF	

APN: 529-251-07-00-5 Document #: 225138473
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 154 Subdivision: TRACT NO 6453 Legal Unit: 1 MapRef: MB 57 PG 87-92 Abbreviated Description: Lot:154 Subdivision:TRACT NO 6453 Legal Unit:1 Map Ref:MB 57 PG 87-92City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

15	.14Mi.	**13118 RIDGEWAY MEADOWS DR** **BAKERSFIELD, CA 93314-9830**	11/10/2025	$413,000	$246	1673	/4/2	2006	6,534 SF	

APN: 529-162-15-00-9 Document #: 225136566
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: TRACT 6289 Legal Unit: 2 MapRef: MB 54 PG 76-78 Abbreviated Description: Lot:16 Subdivision:TRACT 6289 Legal Unit:2 Map Ref:MB 54 PG 76-78City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

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.

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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.	**13212 JACKSON LAKE DR**			$377,802	1,673	/3/2	2006	6,969 SF	
.01Mi.	**13208 JACKSON LAKE DR**			$402,656	1,673	/3/2	2006	6,098 SF	
.02Mi.	**13109 EVENING BREEZE AVE**			$359,926	1,516	/3/2	2010	7,405 SF	Yes
.02Mi.	**13204 JACKSON LAKE DR**			$295,607	1,894	/4/2	2006	6,098 SF	
.02Mi.	**13302 JACKSON LAKE DR**			$211,382	1,894	/3/2	2006	6,969 SF	
.02Mi.	**13105 EVENING BREEZE AVE**			$265,188	1,737	/4/2	2010	7,405 SF	
.03Mi.	**13101 EVENING BREEZE AVE**			$246,274	1,611	/4/2	2010	7,405 SF	
.03Mi.	**13203 EVENING BREEZE AVE**			$324,642	1,813	/4/2	2010	7,840 SF	
.03Mi.	**13200 JACKSON LAKE DR**			$422,717	1,673	/3/2	2006	6,098 SF	
.03Mi.	**13213 JACKSON LAKE DR**			$417,000	1,902	/4/2	2006	7,405 SF	
.03Mi.	**13209 JACKSON LAKE DR**			$370,190	1,902	/3/2	2006	6,098 SF	
.04Mi.	**13306 JACKSON LAKE DR**			$282,016	1,673	/3/2	2006	6,098 SF	
.04Mi.	**13205 JACKSON LAKE DR**			$376,239	1,673	/3/2	2006	6,098 SF	
.04Mi.	**13303 JACKSON LAKE DR**			$209,751	1,673	/3/2	2006	6,534 SF	
.04Mi.	**13027 EVENING BREEZE AVE**			$238,787	1,516	/3/2	2010	7,405 SF	
.04Mi.	**13207 EVENING BREEZE AVE**			$342,366	2,208	/4/3	2011	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	35.8 years old	Households:	11,597
Median Household Income:	$119,769	Households w/Family:	83%
Household Income Per Capita:	$53,481	Households w/Family Married:	69%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Rosedale Union Elementary School District	Students:	6,203
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**Freedom Middle School** Number of Students: 712 Student-Teacher Ratio: 20.85	C+	Public	7 - 8
1.13Mi.	**Freedom Middle School** Number of Students: 712 Student-Teacher Ratio: 20.85	C+	Public	7 - 8
0.57Mi.	**Frontier High School** Number of Students: 2,098 Student-Teacher Ratio: 26.08 Advanced Placement: Yes	A	Public	9 - 12
0.57Mi.	**Frontier High School** Number of Students: 2,098 Student-Teacher Ratio: 26.08 Advanced Placement: Yes	A	Public	9 - 12
0.96Mi.	**Patriot Elementary School** Number of Students: 931 Student-Teacher Ratio: 24.4	B	Public	KG - 6
0.96Mi.	**Patriot Elementary School** Number of Students: 931 Student-Teacher Ratio: 24.4	B	Public	KG - 6

Flood Report

The Subject Property of **13212 JACKSON LAKE DR, BAKERSFIELD, CA 93314-9852** 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	65%	NOTABLY LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	51%	NOTABLY LOWER
OVERALL	35%	SIGNIFICANTLY 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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