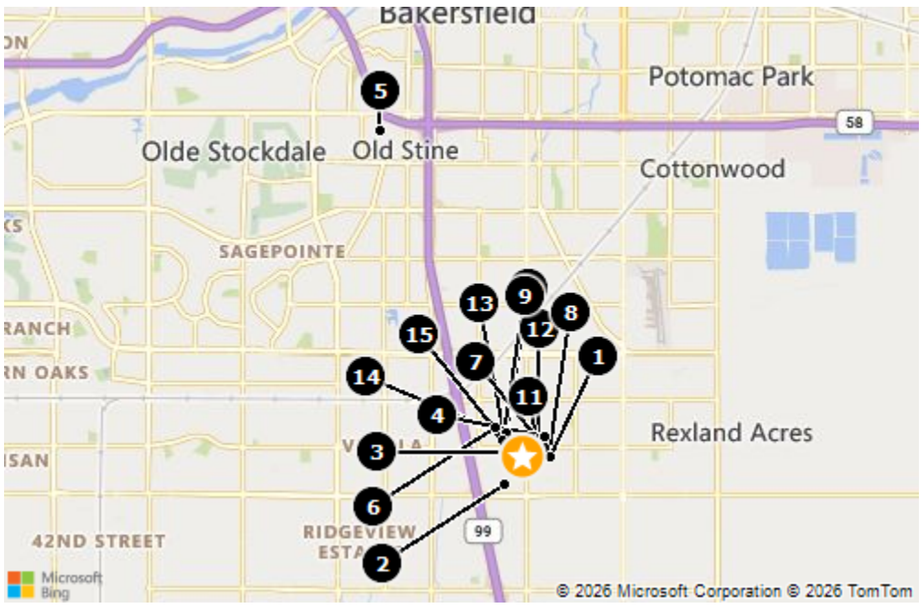
ICE SiteX Report

OrderID: 98458162

SiteX Property Information Report



Subject Property Location

1713 SAINT CLAIR CT, BAKERSFIELD, CA 93304-7334

County:	**KERN CA**	Census Tract:	060290031.371000
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	372-182-17-00-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$252,840 - $349,160	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-018
Assd Land Value:	$38,429	Market Land Value:		Tax Year:	2026
Assd Improvement:	$87,113	Market Improvment Value:		Total Taxable Value:	$2,427
Total Assessed Value:	$125,542	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Block: A Subdivision: SUNSET PARK Tract No: 3828
Abbreviated Description: TRACT 3828, BLOCK A, LOT 27

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1166 SF	Baths:	2	Fireplace:	
Year Built:	1979	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:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/22/2017	Sales Price:	N/A
Document #:	0217175845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/28/2011	Sales Price:	N/A
Document #:	0211095240 BK-PG -	Type of Sale:	Price Not Disclosed
Contract Date:	07/07/2011		
Document Type:			

Legal Description:
Lot: 27 Tract No: 3828A Map Ref: MB28 PG85-87
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	07/28/2011	Sales Price:	$98,000
Document #:	0211095239 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/07/2011		
Document Type:			

Legal Description:
Lot: 27 Tract No: 3828A Map Ref: MB28 PG85-87
City/Muni/Twp: BAKERSFIELD

ICE SiteX Report

OrderID: 98458162

Prior Transfer

Recording Date:	01/04/1994	Sales Price:	$6,000
Document #:	001123 BK-PG 6968-0495	Type of Sale:	Price Unconfirmed
Contract Date:	12/22/1993		
Document Type:			

Legal Description:
Lot: 5 Block: 3 Subdivision: SUNSET PARK Map Ref: MB3 PG117&118
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: 27 Block: A Subdivision: SUNSET PARK Tract No: 3828
Abbreviated Description: TRACT 3828, BLOCK A, LOT 27

Area Sales Analysis

Total Area Sales	$4,125,500	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,388 SF	Median Year Built	1984
Price Range - 2 Yrs	$63,500 to $400,000	Age Range	36 years to 57 years
Median Value	$305,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**5805 MIDAS ST** **BAKERSFIELD, CA 93307-5539**	09/18/2026	$305,000	$216	1406	/3/2	1969	6,969 SF	
		APN: 413-062-08-00-6 Document #: 226112158 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 2669 MapRef: MB 13 PG 69&70 Abbreviated Description: Lot:11 Subdivision:TRACT NO 2669 Map Ref:MB 13 PG 69&70City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
2	.34Mi.	**2017 WILLIAM F HALSEY AVE** **BAKERSFIELD, CA 93304-7312**	09/16/2026	$400,000	$229	1745	/3/3	1985	9,583 SF	
		APN: 372-301-37-00-4 Document #: 226110896 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: TRACT NO 4117 MapRef: MB 29 PG 111-113 Abbreviated Description: Lot:37 Subdivision:TRACT NO 4117 Map Ref:MB 29 PG 111-113City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
3	.04Mi.	**1716 SAINT CLAIR CT** **BAKERSFIELD, CA 93304-7335**	08/26/2026	$253,000	$175	1444	/3/2	1979	8,276 SF	
		APN: 372-182-25-00-2 Document #: 226100751 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TRACT 3828 Phase No: A MapRef: MB 28 PG 85-87 Abbreviated Description: Lot:15 Subdivision:TRACT 3828 Phase No:A Map Ref:MB 28 PG 85-87City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
4	.32Mi.	**1413 ONEILL AVE** **BAKERSFIELD, CA 93307-6324**	07/14/2026	$63,500	$59	1068	/3/2	1984	5,227 SF	
		APN: 412-212-04-00-0 Document #: 226080506 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 4607 MapRef: MB 32 PG 184-186 Abbreviated Description: Lot:10 Subdivision:TRACT NO 4607 Map Ref:MB 32 PG 184-186City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
5	.34Mi.	**5320 JONAH ST** **BAKERSFIELD, CA 93307-6326**	06/23/2026	$275,000	$257	1068	/3/2	1984	5,227 SF	
		APN: 412-213-06-00-3 Document #: 226071650 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Subdivision: BAKERFIELD Tract No: 4607 MapRef: MB 32 PG 184 Abbreviated Description: Lot:64 Subdivision:BAKERFIELD Tract No:4607 Map Ref:MB 32 PG 184City/Muni/Twp:BAKERFIELD City/Muni/Twp: BAKERFIELD								
6	.43Mi.	**2213 FAITH AVE** **BAKERSFIELD, CA 93304-7228**	05/20/2026	$335,000	$247	1355	/3/2	1983	6,098 SF	
		APN: 372-386-09-00-2 Document #: 226057248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 88 Subdivision: TRACT 4603 MapRef: MB 32 PG 113-115 Abbreviated Description: Lot:88 Subdivision:TRACT 4603 Map Ref:MB 32 PG 113-115City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
7	.26Mi.	**1409 CANYON CT** **BAKERSFIELD, CA 93307-6360**	04/30/2026	$176,000	$166	1058	/2/2	1988	5,227 SF	
		APN: 412-243-17-00-4 Document #: 226049114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: TRACT 4673 MapRef: MB 34 PG 104&105 Abbreviated Description: Lot:70 Subdivision:TRACT 4673 Map Ref:MB 34 PG 104&105City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
8	.27Mi.	**5804 CHANDLER WAY** **BAKERSFIELD, CA 93307-5508**	04/13/2026	$245,000	$174	1401	/3/2	1969	6,969 SF	
		APN: 413-062-07-00-3 Document #: 226040803 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: TRACT 2669 MapRef: MB 13 PG 69&70 Abbreviated Description: Lot:30 Subdivision:TRACT 2669 Map Ref:MB 13 PG 69&70City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
9	.27Mi.	**2101 AVON AVE** **BAKERSFIELD, CA 93304-7272**	04/09/2026	$100,000	$73	1355	/3/2	1983	6,098 SF	
		APN: 372-383-16-00-1 Document #: 226039552 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: TRACT 4603 MapRef: MB 32 PG 113 Abbreviated Description: Lot:47 Subdivision:TRACT 4603 Map Ref:MB 32 PG 113City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
10	.3Mi.	**2012 BUTTERFIELD AVE** **BAKERSFIELD, CA 93304-7243**	03/05/2026	$340,000	$244	1388	/3/2	1985	5,662 SF	
		APN: 372-393-10-00-6 Document #: 226024451								

ICE SiteX Report

OrderID: 98458162

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: TRACT 4651 MapRef: MB 33 PG 48 Abbreviated Description: Lot:43 Subdivision:TRACT 4651 Map Ref:MB 33 PG 48City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

11	.21Mi.	**1516 CANYON CT BAKERSFIELD, CA 93307-6361**	01/21/2026	$315,000	$236	1332	/3/2	1990	5,662 SF

APN: 412-243-03-00-3 Document #: 226007231
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: TRACT NO 4673 MapRef: MB 34 PG 104&105 Abbreviated Description: Lot:44 Subdivision:TRACT NO 4673 Map Ref:MB 34 PG 104&105City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

12	.27Mi.	**1504 SANTIAGO CT BAKERSFIELD, CA 93307-6355**	01/14/2026	$365,000	$234	1557	/5/2	1986	5,227 SF

APN: 412-241-06-00-8 Document #: 226005003
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TRACT NO 4673 MapRef: MB 34 PG 104&105 Abbreviated Description: Lot:6 Subdivision:TRACT NO 4673 Map Ref:MB 34 PG 104&105City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

13	.21Mi.	**2005 SPRINGFIELD AVE BAKERSFIELD, CA 93304-7248**	01/12/2026	$350,000	$219	1598	/3/2	1985	7,405 SF

APN: 372-396-05-00-3 Document #: 226003865
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: TRACT NO 4651 MapRef: MB 33 PG 48-50 Abbreviated Description: Lot:85 Subdivision:TRACT NO 4651 Map Ref:MB 33 PG 48-50City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

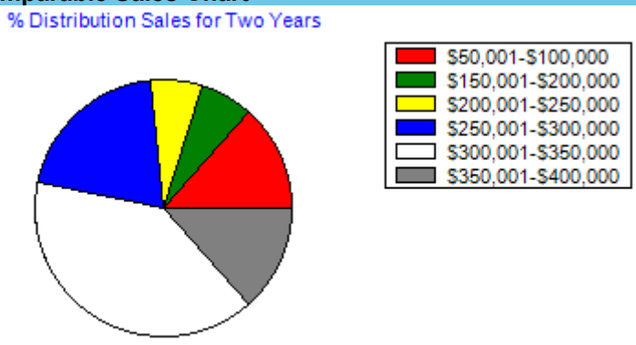
14	.36Mi.	**2200 BUTTERFIELD AVE BAKERSFIELD, CA 93304-7267**	01/08/2026	$340,000	$250	1355	/3/2	1983	6,098 SF

APN: 372-385-05-00-3 Document #: 226002710
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: TRACT 460 MapRef: MB 32 PG 113-115 Abbreviated Description: Lot:68 Subdivision:TRACT 460 Map Ref:MB 32 PG 113-115City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

15	.17Mi.	**1904 FAIRVIEW RD BAKERSFIELD, CA 93304-7121**	01/07/2026	$263,000	$181	1451	/3/2	1985	7,405 SF

APN: 372-396-13-00-6 Document #: 226002463
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: TRACT 4651 MapRef: MB 33 PG 48 Abbreviated Description: Lot:93 Subdivision:TRACT 4651 Map Ref:MB 33 PG 48City/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.

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.	**1713 SAINT CLAIR CT**			$125,542	1,166	/3/2	1979	8,276 SF	
.01Mi.	**1709 SAINT CLAIR CT**			$163,356	1,444	/3/2	1979	8,276 SF	
.01Mi.	**1717 SAINT CLAIR CT**			$149,816	1,837	/3/3	1979	8,276 SF	
.02Mi.	**1705 SAINT CLAIR CT**			$177,742	1,444	/3/2	1979	7,405 SF	
.02Mi.	**1801 SAINT CLAIR CT**			$94,075	1,166	/3/2	1979	8,276 SF	
.03Mi.	**1712 CHASTAIN WAY**			$110,978	1,444	/3/2	1979	8,276 SF	
.03Mi.	**1708 CHASTAIN WAY**			$350,000	1,166	5/3/2	1979	8,276 SF	
.03Mi.	**1716 CHASTAIN WAY**			$108,885	1,320	/3/2	1979	8,276 SF	
.03Mi.	**1805 SAINT CLAIR CT**			$119,313	1,444	/3/2	1979	8,276 SF	Yes
.03Mi.	**1800 CHASTAIN WAY**			$306,000	1,444	5/3/2	1979	8,276 SF	
.03Mi.	**1704 CHASTAIN WAY**			$112,942	1,320	5/3/2	1979	8,276 SF	Yes
.03Mi.	**1701 SAINT CLAIR CT**			$106,577	1,444	/3/2	1979	7,840 SF	
.04Mi.	**1712 SAINT CLAIR CT**			$140,527	1,444	/3/2	1979	8,276 SF	
.04Mi.	**1708 SAINT CLAIR CT**			$147,096	1,444	/3/2	1979	8,276 SF	
.04Mi.	**1716 SAINT CLAIR CT**			$348,000	1,444	/3/2	1979	8,276 SF	
.04Mi.	**1800 SAINT CLAIR CT**			$264,976	1,444	5/3/2	1979	8,276 SF	

ICE SiteX Report

OrderID: 98458162

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	30.3 years old	Households:	16,115
Median Household Income:	$49,813	Households w/Family:	71%
Household Income Per Capita:	$20,748	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Greenfield Union Elementary School District	Students:	8,860
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Kendrick Elementary School** Number of Students: 699 Student-Teacher Ratio: 22.48	A-	Public	KG - 5
0.46Mi.	**Kendrick Elementary School** Number of Students: 699 Student-Teacher Ratio: 22.48	A-	Public	KG - 5
1.71Mi.	**Golden Valley High School** Number of Students: 2,228 Student-Teacher Ratio: 23.28 Advanced Placement: Yes	C	Public	9 - 12
1.71Mi.	**Golden Valley High School** Number of Students: 2,228 Student-Teacher Ratio: 23.28 Advanced Placement: Yes	C	Public	9 - 12
1.18Mi.	**Ollivier Middle School** Number of Students: 1,152 Student-Teacher Ratio: 23.83	B	Public	6 - 8
1.18Mi.	**Ollivier Middle School** Number of Students: 1,152 Student-Teacher Ratio: 23.83	B	Public	6 - 8

Flood Report

The Subject Property of **1713 SAINT CLAIR CT, BAKERSFIELD, CA 93304-7334** 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	139%	NOTABLY HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	100%	SIMILAR

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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ICE SiteX Report

OrderID: 98458162

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