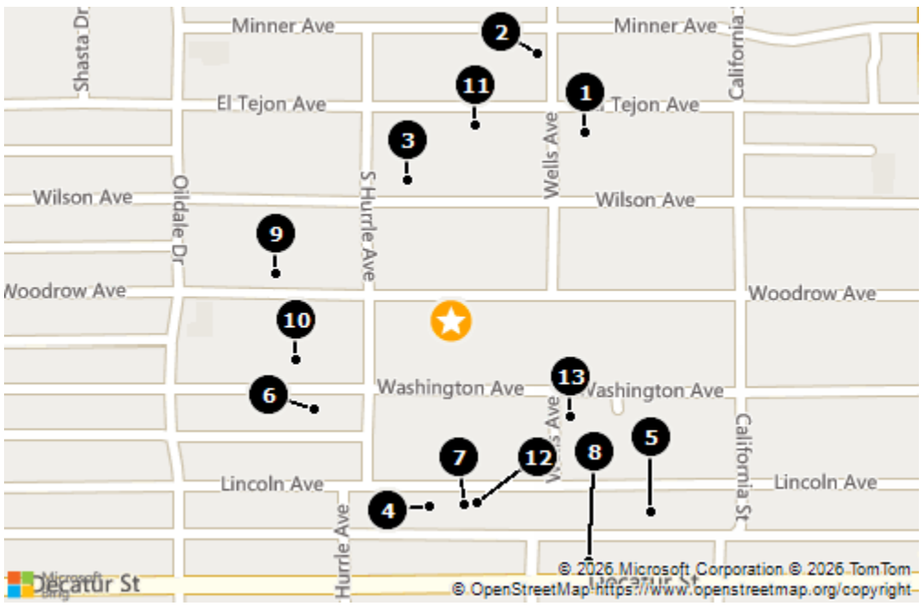
ICE SiteX Report

OrderID: 98299678

SiteX Property Information Report



Subject Property Location

317 WOODROW AVE, BAKERSFIELD, CA 93308-3327

County:	**KERN CA**	Census Tract:	060290002.012005
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	113-183-06-00-5	Thomas Bros Pg-Grid:	

Valuation

Value:	**$269,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$236,720 - $301,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	121-015
Assd Land Value:	$42,448	Market Land Value:		Tax Year:	2025
Assd Improvement:	$191,017	Market Improvment Value:		Total Taxable Value:	$3,797
Total Assessed Value:	$233,465	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 8 Subdivision: OILDALE ANNEX
Abbreviated Description: CITY OLDLE, BLOCK 8, LOT 9

Property Characteristics

Lot Size:	5,226 SF	Bedrooms:	4	Pool:	
Building Area:	1242 SF	Baths:	2	Fireplace:	
Year Built:	1970	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
Mortgage Record

Recording Date:	04/22/2025	Loan Amount:	N/A
Document #:	225043777 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2048	Type Finance:	

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/16/2025	Sales Price:	N/A
Document #:	225041309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2023	Sales Price:	$120,000
Document #:	223018588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2023	Sales Price:	$220,000
Document #:	223015004 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/23/2022		

ICE SiteX Report

OrderID: 98299678

Document Type:
Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB 4 PG 2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	N/A
Document #:	223005295 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/22/2021	Sales Price:	N/A
Document #:	221136662 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	N/A
Document #:	221120366 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2021	Sales Price:	$145,000
Document #:	221000040 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/04/2020		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB 4 PG 2
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	11/26/2019	Loan Amount:	N/A
Document #:	219157964 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	03/31/2017	Loan Amount:	N/A
Document #:	0217041694 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 50 Subdivision: PATTERSON GILMAN SUBDIVISION
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	03/31/2017	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	0217041693 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/22/2017		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB4 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/10/2016	Sales Price:	$530,500 Multiple Parcels Involved in this transaction
Document #:	0216059481 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/12/2016		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB4 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/19/2005	Sales Price:	N/A
Document #:	0205128279 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/06/2005		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB4 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/22/2001	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	0201036771 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/19/2001		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX Map Ref: MB4 PG2
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 98299678

Prior Transfer

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

Legal Description:
Lot: 9 Block: 8 Subdivision: OILDALE ANNEX
Abbreviated Description: CITY OLDLE, BLOCK 8, LOT 9

Area Sales Analysis

Total Area Sales	$2,542,000	Median # of Bedrooms	2
Median Lot Size	5,662 SF	Median # of Baths	1
Median Living Area	884 SF	Median Year Built	1931
Price Range - 2 Yrs	$105,000 to $265,000	Age Range	67 years to 118 years
Median Value	$195,000	Median Age	95 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**221 EL TEJON AVE** **BAKERSFIELD, CA 93308-3411**	08/19/2026	$105,000	$87	1204	/3/1	1939	6,969 SF	
		APN: 113-133-02-00-8 Document #: 226097247 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: TRACT NO 1068 MapRef: MB 4 PG 116 Abbreviated Description: Lot:32 Subdivision:TRACT NO 1068 Map Ref:MB 4 PG 116City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.19Mi.	**301 MINNER AVE** **BAKERSFIELD, CA 93308-3313**	08/12/2026	$170,000	$160	1056	5/2/1	1940	5,227 SF	
		APN: 113-122-10-00-1 Document #: 226094418 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT NO 1053 MapRef: MB 4 PG 86 Abbreviated Description: Lot:12 Subdivision:TRACT NO 1053 Map Ref:MB 4 PG 86City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
3	.1Mi.	**322 WILSON AVE** **BAKERSFIELD, CA 93308-3324**	07/17/2026	$195,000	$253	768	5/2/1	1908	5,226 SF	
		APN: 113-181-03-00-2 Document #: 226082565 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: OILDALE ANNEX MapRef: MB 4 PG 2&3 Abbreviated Description: Lot:12 Block:2 Subdivision:OILDALE ANNEX Map Ref:MB 4 PG 2&3City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.13Mi.	**321 LINCOLN AVE** **BAKERSFIELD, CA 93308-3363**	05/15/2026	$224,000	$267	837	/2/1	1921	5,662 SF	
		APN: 113-243-05-00-9 Document #: 226055363 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: THE HIGHLAND TRACT MapRef: MB 3 PG 8 Abbreviated Description: Lot:5 Block:3 Subdivision:THE HIGHLAND TRACT Map Ref:MB 3 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.18Mi.	**215 LINCOLN AVE** **BAKERSFIELD, CA 93308-3448**	05/01/2026	$180,000	$139	1288	/3/2	1915	5,662 SF	
		APN: 113-253-14-00-8 Document #: 226049314 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 3 Subdivision: HIGHLAND TRACT MapRef: MB 3 PG 8 Abbreviated Description: Lot:24 Block:3 Subdivision:HIGHLAND TRACT Map Ref:MB 3 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.11Mi.	**409 WASHINGTON AVE** **BAKERSFIELD, CA 93308-3321**	04/28/2026	$120,000	$135	884	/2/1	1955	5,227 SF	
		APN: 113-212-11-00-0 Document #: 226047607 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: HIGHLAND TRACT EXTENSION MapRef: MB 3 PG 14 Abbreviated Description: Lot:21 Subdivision:HIGHLAND TRACT EXTENSION Map Ref:MB 3 PG 14City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
7	.13Mi.	**315 LINCOLN AVE** **BAKERSFIELD, CA 93308-3363**	04/15/2026	$240,000	$315	760	/2/1	1926	5,227 SF	Spa Only
		APN: 113-243-08-00-8 Document #: 226042015 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: HIGHLAND TRACT MapRef: MB 3 PG 8 Abbreviated Description: Lot:8 Block:3 Subdivision:HIGHLAND TRACT Map Ref:MB 3 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.18Mi.	**216 DECATUR ST** **BAKERSFIELD, CA 93308-3445**	04/14/2026	$215,000	$235	914	/2/1	1921	6,098 SF	
		APN: 113-290-04-00-0 Document #: 226041579 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: THE W J DICKINSON SUBDIVISION MapRef: MB 2 PG 33 Abbreviated Description: Lot:9 Block:5 Subdivision:THE W J DICKINSON SUBDIVISION Map Ref:MB 2 PG 33City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
9	.12Mi.	**414 WOODROW AVE** **BAKERSFIELD, CA 93308-3330**	04/06/2026	$233,000	$270	861	/2/1	1940	5,662 SF	
		APN: 113-172-19-00-3 Document #: 226037297 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 4 Subdivision: OILDALE ANNEX MapRef: MB 4 PG 2 Abbreviated Description: Lot:23 Block:4 Subdivision:OILDALE ANNEX Map Ref:MB 4 PG 2City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
10	.11Mi.	**412 WASHINGTON AVE** **BAKERSFIELD, CA 93308-3322**	03/25/2026	$250,000	$195	1279	/3/1	1959	8,712 SF	
		APN: 113-211-08-00-5 Document #: 226032252 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10&11 Subdivision: HIGHLAND TRACT EXTENSION MapRef: MB 3 PG 14 Abbreviated Description: Lot:10&11 Subdivision:HIGHLAND TRACT EXTENSION Map Ref:MB 3 PG 14Abbreviated Description:WEST2 LOT11 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
11	.13Mi.	**309 EL TEJON AVE** **BAKERSFIELD, CA 93308-3301**	11/10/2025	$265,000	$348	760	5/2/1	1938	7,405 SF	
		APN: 113-123-07-00-0 Document #: 225137002 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98299678

Legal: Lot: 38 Subdivision: TRACT NO 1053 MapRef: MB 4 PG 86 Abbreviated Description: Lot:38 Subdivision:TRACT NO 1053 Map Ref:MB 4 PG 86City/ Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.13Mi.	**313 LINCOLN AVE** **BAKERSFIELD, CA 93308-3363**	10/27/2025	$165,000	$155	1064	/3/1	1927	5,662 SF

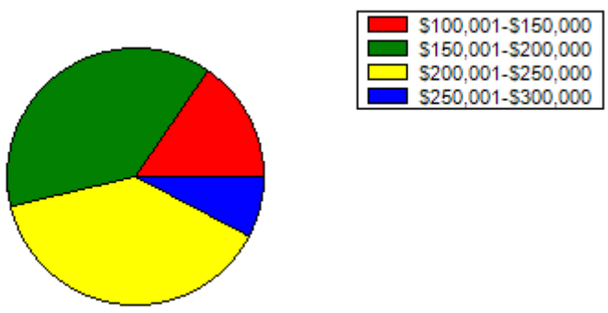
APN: 113-243-09-00-1 Document #: 225130261
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: HIGHLAND TRACT MapRef: MB 3 PG 8 Abbreviated Description: Lot:9 Block:3 Subdivision:HIGHLAND TRACT Map Ref:MB 3 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.1Mi.	**229 WASHINGTON AVE** **BAKERSFIELD, CA 93308-3421**	10/17/2025	$180,000	$288	624	/2/1	1931	5,227 SF

APN: 113-252-01-00-3 Document #: 225125666
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: HIGHLAND TRACT MapRef: MB 3 PG 8 Abbreviated Description: Lot:17 Block:2 Subdivision:HIGHLAND TRACT Map Ref:MB 3 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.

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.	**317 WOODROW AVE**			$233,465	1,242	/4/2	1970	5,226 SF	
.01Mi.	**319 WOODROW AVE**			$122,700	816	/2/1	1946	5,226 SF	
.01Mi.	**315 WOODROW AVE**			$75,009	840	/3/2	1936	5,662 SF	
.01Mi.	**321 WOODROW AVE**			$107,928	896	/2/1	1934	5,227 SF	
.01Mi.	**313 WOODROW AVE**			$89,300	1,190	/2/1	1935	5,227 SF	
.02Mi.	**323 WOODROW AVE**			$62,163	672	/2/1	1935	5,227 SF	
.02Mi.	**311 WOODROW AVE**			$129,978	1,086	/3/1	1945	5,226 SF	
.03Mi.	**316 WASHINGTON AVE**			$70,522	704	/2/1	1934	6,098 SF	
.03Mi.	**318 WASHINGTON AVE**			$206,459	1,146	/3/1	1929	5,227 SF	
.03Mi.	**309 WOODROW AVE**			$232,721	1,432	/3/1	1936	5,226 SF	
.03Mi.	**320 WASHINGTON AVE**			$217,349	1,232	/3/2	2020	7,840 SF	
.04Mi.	**310 WASHINGTON AVE**			$275,913	1,032	4/2/2	1947	5,662 SF	
.04Mi.	**314 WOODROW AVE**			$160,198	786	/3/1	1925	6,098 SF	
.04Mi.	**307 WOODROW AVE**			$58,572	656	4/2/1	1936	5,227 SF	
.04Mi.	**312 WOODROW AVE**			$239,292	975	/1/1	1945	6,098 SF	
.04Mi.	**320 WOODROW AVE**			$231,369	1,092	/3/2	1920	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	37.8 years old	Households:	20,496
Median Household Income:	$60,852	Households w/Family:	64%
Household Income Per Capita:	$29,139	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Standard Elementary School District	Students:	3,193
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Standard Middle School**	D-	Public	6 - 8

Number of Students: 1,005
Student-Teacher Ratio: 20.38

ICE SiteX Report

OrderID: 98299678

0.40Mi. **Standard Middle School** Number of Students: 1,005 Student-Teacher Ratio: 20.38	D-	Public	6 - 8
0.46Mi. **Standard Elementary School** Number of Students: 627 Student-Teacher Ratio: 20.89	D-	Public	KG - 5
0.46Mi. **Standard Elementary School** Number of Students: 627 Student-Teacher Ratio: 20.89	D-	Public	KG - 5
0.92Mi. **North High School** Number of Students: 2,135 Student-Teacher Ratio: 25.34 Advanced Placement: Yes	C-	Public	9 - 12
0.92Mi. **North High School** Number of Students: 2,135 Student-Teacher Ratio: 25.34 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **317 WOODROW AVE, BAKERSFIELD, CA 93308-3327** 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	132%	NOTABLY HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	122%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.