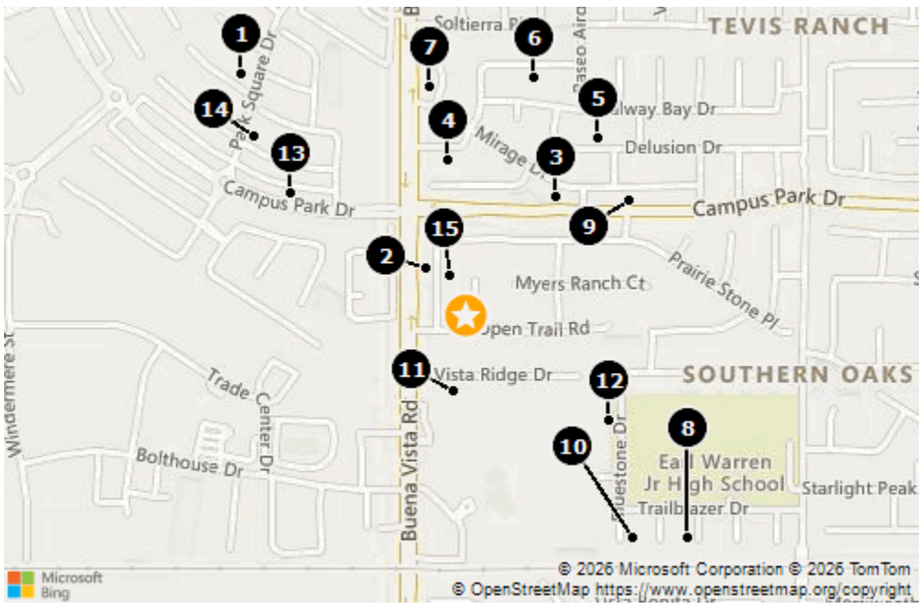
ICE SiteX Report

OrderID: 97790534

SiteX Property Information Report



Subject Property Location

4307 HORSESHOE CT, BAKERSFIELD, CA 93311-2862

County:	**KERN CA**	Census Tract:	060290028.202004
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	394-162-17-00-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$444,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$381,840 - $506,160	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	1-247
Assd Land Value:	$71,024	Market Land Value:		Tax Year:	2025
Assd Improvement:	$247,409	Market Improvment Value:		Total Taxable Value:	$4,591
Total Assessed Value:	$318,433	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 Block: UN1 Tract No: 5186
Abbreviated Description: TRACT 5186, BLOCK UN1, LOT 37

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2360 SF	Baths:	2	Fireplace:	2
Year Built:	1995	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/08/2022	Sales Price:	$264,127
Document #:	222168605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	N/A
Document #:	221223189 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/01/2015	Sales Price:	$50,000
Document #:	0215121953 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/21/2015	Sales Price:	$235,000
Document #:	0215116251 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	07/31/2015	Sales Price:	$269,000
Document #:	0215101455 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/09/2015		
Document Type:			

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1 Map Ref: MB39 PG78-80
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	11/22/2006	Loan Amount:	N/A
Document #:	0206288924 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/27/2046	Type Finance:	

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	12/23/2005	Sales Price:	$40,000
Document #:	0205354259 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/22/2005	Sales Price:	$155,000
Document #:	0205325526 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/17/2005	Loan Amount:	N/A
Document #:	0205321153 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	11/10/2005	Sales Price:	$40,000
Document #:	0205315142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/18/2004	Loan Amount:	N/A
Document #:	0204198526 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/30/2044	Type Finance:	

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	09/20/2002	Loan Amount:	N/A
Document #:	0202155546 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	07/07/2000	Sales Price:	$167,000
Document #:	0200082301 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/28/2000		
Document Type:			

Legal Description:
Abbreviated Description: MAP 5186 , BLOCK UN1, LOT 37
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	07/07/2000	Sales Price:	N/A
Document #:	0200082300 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/30/2000		
Document Type:			

Legal Description:
Abbreviated Description: MAP 5186 , BLOCK UN1, LOT 37
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	06/23/1999	Loan Amount:	N/A
Document #:	0199089224 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 37 Tract No: 5186-1

Mortgage Record

Recording Date:	11/30/1998	Loan Amount:	N/A
Document #:	0198166283 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2023	Type Finance:	

ICE SiteX Report

OrderID: 97790534

Legal Description:
Lot: 37 Tract No: 5186-1
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	08/01/1994	Sales Price:	$176,500
Document #:	114356 BK-PG 7067-1612	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/04/1994		
Document Type:			

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1 Map Ref: MB39 PG78-80
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	05/12/1994	Sales Price:	N/A
Document #:	075376 BK-PG 7033-1222	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/04/1994		
Document Type:			

Legal Description:
Lot: 37 Tract No: 5186 Legal Unit: 1 Map Ref: MB39 PG78-80
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: 37 Block: UN1 Tract No: 5186
Abbreviated Description: TRACT 5186, BLOCK UN1, LOT 37

Area Sales Analysis

Total Area Sales	$6,418,000	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	2,025 SF	Median Year Built	2002
Price Range - 2 Yrs	$142,000 to $625,000	Age Range	6 years to 32 years
Median Value	$435,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**11712 CARAMELLA CIR** **BAKERSFIELD, CA 93311-8783**	06/03/2026	$625,000	$275	2271	/3/3	2019	8,712 SF	
		APN: 524-381-02-00-3 Document #: 226062914 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TRACT 7247 Phase No: 2 MapRef: MB 62 PG 64-66 Abbreviated Description: Lot:33 Subdivision:TRACT 7247 Phase No:2 Map Ref:MB 62 PG 64-66City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
2	.08Mi.	**4201 CRESCENT ROCK LN** **BAKERSFIELD, CA 93311-2859**	02/27/2026	$470,000	$227	2066	/4/3	1994	6,098 SF	
		APN: 394-161-08-00-0 Document #: 226022095 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT NO 5186 Legal Unit: 1 MapRef: MB 39 PG 78-80 Abbreviated Description: Lot:8 Subdivision:TRACT NO 5186 Legal Unit:1 Map Ref:MB 39 PG 78-80City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
3	.2Mi.	**11009 MIRAGE DR** **BAKERSFIELD, CA 93311-2809**	02/12/2026	$440,000	$186	2357	/5/2	1995	6,534 SF	
		APN: 394-152-53-00-4 Document #: 226016091 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Subdivision: TRACT 5135B MapRef: MB 6788 PG 2039 Abbreviated Description: Lot:46 Subdivision:TRACT 5135B Map Ref:MB 6788 PG 2039City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
4	.21Mi.	**11205 ILLUSION WAY** **BAKERSFIELD, CA 93311-2803**	01/16/2026	$435,000	$200	2165	/3/3	1994	6,098 SF	
		APN: 394-152-04-00-2 Document #: 226005774 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TRACT 5135-B MapRef: MB 38 PG 148-151 Abbreviated Description: Lot:9 Subdivision:TRACT 5135-B Map Ref:MB 38 PG 148-151City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
5	.29Mi.	**10908 DELUSION DR** **BAKERSFIELD, CA 93311-2815**	11/14/2025	$475,000	$234	2025	/3/2	2000	6,098 SF	
		APN: 394-154-05-00-9 Document #: 225139072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78 Subdivision: TRACT NO 5135B MapRef: MB 38 PG 148 Abbreviated Description: Lot:78 Subdivision:TRACT NO 5135B Map Ref:MB 38 PG 148City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
6	.33Mi.	**11017 TIPPERARY DR** **BAKERSFIELD, CA 93311-2828**	10/10/2025	$380,000	$213	1784	/3/2	2004	6,098 SF	
		APN: 394-435-15-00-6 Document #: 225122653 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Subdivision: TRACT 6116 MapRef: MB 49 PG 102 Abbreviated Description: Lot:55 Subdivision:TRACT 6116 Map Ref:MB 49 PG 102City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
7	.3Mi.	**3817 VISTA DE LAGO CT** **BAKERSFIELD, CA 93311-2827**	09/26/2025	$142,000	$63	2225	/4/2	2004	16,988 SF	
		APN: 394-431-27-00-3 Document #: 225114109 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: TRACT 6116 MapRef: MB 49 PG 102 Abbreviated Description: Lot:27 Subdivision:TRACT 6116 Map Ref:MB 49 PG 102City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
8	.41Mi.	**4811 COUNCIL BLUFFS CT** **BAKERSFIELD, CA 93311-3226**	09/11/2025	$377,000	$254	1484	/3/2	2002	6,098 SF	
		APN: 394-381-28-00-2 Document #: 225107518								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TRACT 6008 PHASE 2 MapRef: MB 47 PG 112 Abbreviated Description: Lot:28 Subdivision:TRACT 6008 PHASE 2 Map Ref:MB 47 PG 112City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

9	.26Mi.	**10809 MIRAGE DR** **BAKERSFIELD, CA 93311-3211**	08/20/2025	$450,000	$249	1807	/4/2	1999	6,534 SF	Yes

APN: 394-244-09-00-7 Document #: 225096786
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: TRACT NO 5767 MapRef: MB 4857 PG 1246 Abbreviated Description: Lot:52 Subdivision:TRACT NO 5767 Map Ref:MB 4857 PG 1246City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

10	.37Mi.	**4810 BLUESTONE DR** **BAKERSFIELD, CA 93311-3221**	08/15/2025	$378,000	$298	1268	/3/2	2002	6,534 SF	Yes

APN: 394-381-43-00-5 Document #: 225094856
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: TRACT NO 6008 Phase No: 2 MapRef: MB 47 PG 111 Abbreviated Description: Lot:43 Subdivision:TRACT NO 6008 Phase No:2 Map Ref:MB 47 PG 111City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

11	.1Mi.	**11203 VISTA RIDGE DR** **BAKERSFIELD, CA 93311-3239**	07/29/2025	$418,000	$203	2058	/3/2	2004	7,405 SF	Yes

APN: 394-490-42-00-7 Document #: 225085968
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: TRACT 6187 MapRef: MB 50 PG 192&193 Abbreviated Description: Lot:33 Subdivision:TRACT 6187 Map Ref:MB 50 PG 192&193City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

12	.23Mi.	**4525 BLUESTONE DR** **BAKERSFIELD, CA 93311-3218**	07/21/2025	$425,000	$234	1812	/3/2	2001	6,098 SF	Yes

APN: 394-312-11-00-8 Document #: 225082646
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TRACT 6008 MapRef: MB 47 PG 16-18 Abbreviated Description: Lot:28 Subdivision:TRACT 6008 Map Ref:MB 47 PG 16-18City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

13	.29Mi.	**11602 CAMPUS PARK DR** **BAKERSFIELD, CA 93311-8615**	06/26/2025	$470,000	$245	1911	/3/2	2018	4,791 SF	

APN: 524-350-11-00-3 Document #: 225072540
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: TRACT 7245 MapRef: MB 6093 PG 724 Abbreviated Description: Lot:31 Subdivision:TRACT 7245 Map Ref:MB 6093 PG 724City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

14	.37Mi.	**11624 HOLLYBROOK LN** **BAKERSFIELD, CA 93311-8635**	06/18/2025	$503,000	$300	1674	/3/2	2020	6,098 SF	

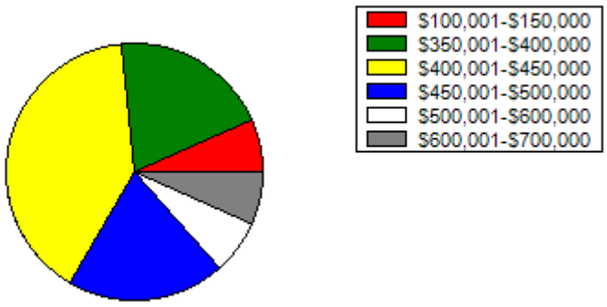
APN: 524-422-28-00-7 Document #: 225069446
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: B Subdivision: TRACT 7248 MapRef: MB 62 PG 129-131 Sec/Twnship/Range: S13T30SR26E MDBM Abbreviated Description: Lot:B Subdivision:TRACT 7248 Map Ref:MB 62 PG 129-131Sec/Twnship/Range:S13T30SR26E MDBM City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

15	.06Mi.	**4204 CRESCENT ROCK LN** **BAKERSFIELD, CA 93311-2860**	06/17/2025	$430,000	$209	2057	/4/3	1994	6,098 SF	

APN: 394-162-09-00-0 Document #: 225068758
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 5186 Legal Unit: 1 MapRef: MB 39 PG 78-80 Abbreviated Description: Lot:29 Subdivision:TRACT NO 5186 Legal Unit:1 Map Ref:MB 39 PG 78-80City/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.

ICE SiteX Report

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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.	**4307 HORSESHOE CT**			$318,433	2,360	/4/2	1995	6,098 SF	Yes
.01Mi.	**4303 HORSESHOE CT**			$266,928	2,526	/4/3	1995	6,098 SF	
.01Mi.	**4311 HORSESHOE CT**			$259,441	1,949	/3/2	1995	6,534 SF	Yes
.02Mi.	**4306 CRESCENT ROCK LN**			$248,792	2,037	/3/3	1994	6,098 SF	
.02Mi.	**4217 HORSESHOE CT**			$213,517	2,472	/5/3	1995	6,098 SF	Yes
.02Mi.	**4310 CRESCENT ROCK LN**			$237,003	2,521	/4/2	1993	6,534 SF	
.02Mi.	**4302 CRESCENT ROCK LN**			$263,759	2,066	/4/3	1994	6,098 SF	Pool/ Spa
.03Mi.	**4216 CRESCENT ROCK LN**			$188,396	2,066	/4/3	1994	6,098 SF	Yes
.03Mi.	**4213 HORSESHOE CT**			$298,695	2,360	/4/2	1995	6,098 SF	Yes
.03Mi.	**4306 HORSESHOE CT**			$281,718	2,228	/4/3	1996	6,969 SF	Yes
.04Mi.	**4302 HORSESHOE CT**			$309,869	2,360	/4/2	1995	6,969 SF	Yes
.04Mi.	**4310 HORSESHOE CT**			$378,850	1,949	/3/2	1994	7,405 SF	
.04Mi.	**11201 OPEN TRAIL RD**			$469,200	2,360	/4/3	1995	6,098 SF	
.04Mi.	**11205 OPEN TRAIL RD**			$147,338	1,949	/3/2	1995	6,098 SF	
.04Mi.	**4212 CRESCENT ROCK LN**			$264,603	2,066	/4/3	1994	6,098 SF	
.04Mi.	**4216 HORSESHOE CT**			$438,000	2,272	/3/3	1995	6,969 SF	Yes

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	34.8 years old	Households:	17,296
Median Household Income:	$118,927	Households w/Family:	80%
Household Income Per Capita:	$50,140	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Panama-Buena Vista Union Elementary School District	Students:	19,366
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.86Mi.	**Old River Elementary School** Number of Students: 795 Student-Teacher Ratio: 24.84	B	Public	KG - 6
0.86Mi.	**Old River Elementary School** Number of Students: 795 Student-Teacher Ratio: 24.84	B	Public	KG - 6
0.43Mi.	**Earl Warren Junior High School** Number of Students: 965 Student-Teacher Ratio: 21.08	B+	Public	7 - 8
0.43Mi.	**Earl Warren Junior High School** Number of Students: 965 Student-Teacher Ratio: 21.08	B+	Public	7 - 8
0.75Mi.	**Stockdale High School** Number of Students: 2,398 Student-Teacher Ratio: 27.53 Advanced Placement: Yes	A	Public	9 - 12
0.75Mi.	**Stockdale High School** Number of Students: 2,398 Student-Teacher Ratio: 27.53 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **4307 HORSESHOE CT, BAKERSFIELD, CA 93311-2862** 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	63%	NOTABLY LOWER
BURGLARY	50%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	65%	NOTABLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	54%	NOTABLY LOWER
OVERALL	39%	SIGNIFICANTLY LOWER

Disaster Alerts

7/25/2024 - Borel Fire

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