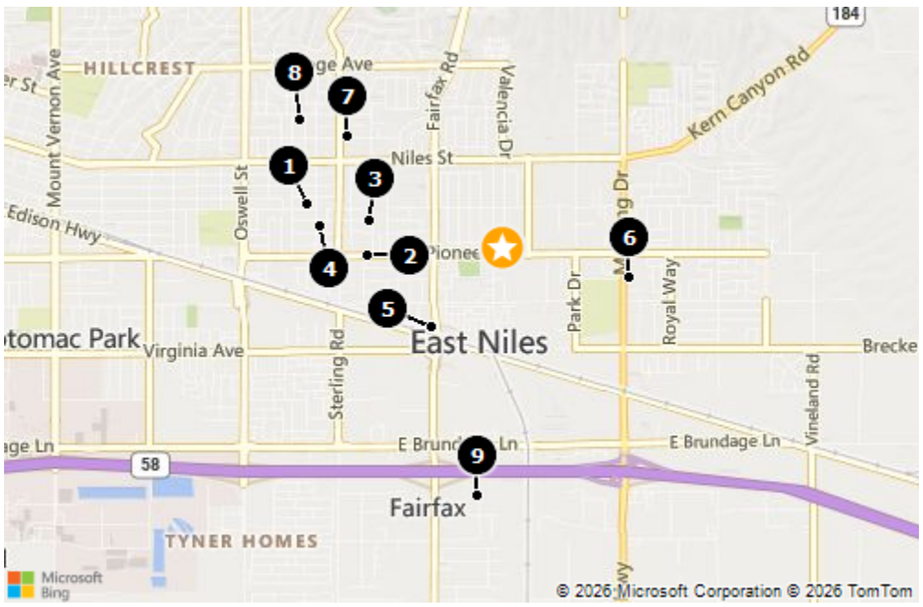
ICE SiteX Report

OrderID: 97835044

SiteX Property Information Report



Subject Property Location

5229 FILLMORE AVE, BAKERSFIELD, CA 93306-5921

County:	**KERN CA**	Census Tract:	060290011.011009
Property Use:	Duplex (2 units, any combination)	Zoning:	R-1
Parcel Number:	133-270-12-00-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	44	Common Confidence Score:	16
Value Range:	$91,840 - $236,160	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	56-032
Assd Land Value:	$49,820	Market Land Value:		Tax Year:	2025
Assd Improvement:	$68,101	Market Improvment Value:		Total Taxable Value:	$2,980
Total Assessed Value:	$117,921	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 25 TWN 29 RNG 28
Abbreviated Description: SECTION 25, TOWNSHIP 29, RANGE 28, QUARTER

Property Characteristics

Lot Size:	13,503 SF	Bedrooms:	4	Pool:	
Building Area:	1939 SF	Baths:	2	Fireplace:	
Year Built:	1956	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:	02/03/2026	Sales Price:	N/A
Document #:	226012051 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/20/2026		
Document Type:			

Legal Description:
Sec/Twnship/Range: N2SW4SE4SW4 S25T29SR28E MDBM
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	01/02/2026	Sales Price:	$85,500
Document #:	226000256 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/29/2025		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SE4SW4 S25T29SR28E MDM

Mortgage Record

Recording Date:	12/02/2024	Loan Amount:	N/A
Document #:	224147710 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4SE4SW4 S25T29SR28E MDBM
City/Muni/Twp: BAKERSFIELD

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Prior Transfer

Recording Date:	06/03/2021	Sales Price:	$115,701
Document #:	221104864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2019	Sales Price:	$115,701
Document #:	219001804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	N/A
Document #:	0217062008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/04/2007	Sales Price:	$81,874
Document #:	0207182468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/24/2007	Loan Amount:	N/A
Document #:	0207153422 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Abbreviated Description: N2 W100 FT E130 FT N270 FT S300 FT SW4 SE4 SW4 SEC25 TWP29S RNG28E MDM
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	04/18/2006	Sales Price:	$36,949
Document #:	0206093137 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2006	Loan Amount:	N/A
Document #:	0206066691 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Abbreviated Description: N2 W100 FT E130 FT N270 FT S300 FT SW4 SW4 SEC25 TWP29S RNG28E MDM

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	0205330678 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Abbreviated Description: N2 W100 FT E130 FT N270 FT S300 FT SW4 SW4 SEC25 TWP29S RNG28E MDM

Prior Transfer

Recording Date:	03/07/1996	Sales Price:	$71,000
Document #:	0196029734 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/09/1996		
Document Type:			

Legal Description:
Abbreviated Description: NORTH2 W100 FT E130 FT N270 FT S300 FT SW4 SE4 SW4 SEC25 TWP29S RNG28E MDM
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:
Sec/Twnship/Range: SEC 25 TWN 29 RNG 28
Abbreviated Description: SECTION 25, TOWNSHIP 29, RANGE 28, QUARTER

Area Sales Analysis

Total Area Sales	$2,817,500	Median # of Bedrooms	2
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,469 SF	Median Year Built	1960
Price Range - 2 Yrs	$122,500 to $500,000	Age Range	47 years to 79 years
Median Value	$315,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.06Mi.	**3315 CULVER ST BAKERSFIELD, CA 93306-5503**	05/26/2026	$122,500	$108	1126	/1/1	1947	8,276 SF	
		APN: 135-141-18-00-4 Document #: 226059098 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Subdivision: TRACT NO 1152 MapRef: MB 5 PG 20 Abbreviated Description: Lot:4 Subdivision:TRACT NO 1152 Map Ref:MB 5 PG 20City/ Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.72Mi.	**4200 PIONEER DR**	05/05/2026	$256,000	$174	1469	/2/1	1949	9,583 SF	

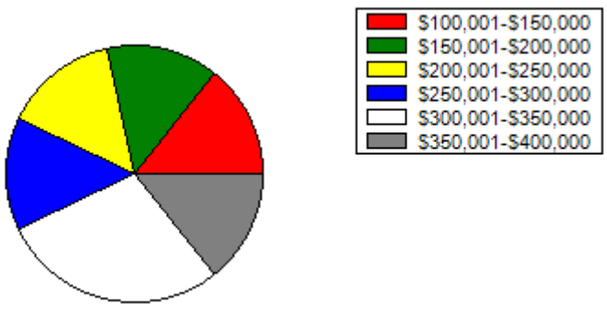
ICE SiteX Report

OrderID: 97835044

		BAKERSFIELD, CA 93306-5620								
	APN: 135-222-14-00-2 Document #: 226050791 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Sec/Twnship/Range: SE4SW4SE4 S26T29SR28E MDBM Abbreviated Description: Sec/Twnship/Range:SE4SW4SE4 S26T29SR28E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
3	.73Mi.	**814 CRANE ST**	04/01/2026	$495,000	$336	1472	/2/1	1960	14,810 SF	
		BAKERSFIELD, CA 93306-5604								
	APN: 135-211-04-00-3 Document #: 226035627 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Sec/Twnship/Range: NE4SW4SE4 S26T29SR28E MDBM Abbreviated Description: Sec/Twnship/Range:NE4SW4SE4 S26T29SR28E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
4	.97Mi.	**713 PESANTE RD**	02/20/2026	$200,000	$117	1696	/2/1	1979	6,534 SF	
		BAKERSFIELD, CA 93306-5532								
	APN: 135-162-29-00-9 Document #: 226018866 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Sec/Twnship/Range: SW4NE4SE4SW4 S26T29SR28E MDBM Abbreviated Description: Sec/Twnship/Range:SW4NE4SE4SW4 S26T29SR28E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
5	.57Mi.	**303 FAIRFAX RD**	07/03/2025	$321,000	$320	1003	/3/1	1979	7,405 SF	
		BAKERSFIELD, CA 93306-6813								
	APN: 144-170-02-00-5 Document #: 225075814 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 2 Block: 1 Subdivision: FAIRFAX SUBDIVISION MapRef: MB 3 PG 162 Abbreviated Description: Lot:2 Block:1 Subdivision:FAIRFAX SUBDIVISION Map Ref:MB 3 PG 162City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD									
6	.72Mi.	**601 MORNING DR**	06/27/2025	$500,000	$95	5236	/10/5	1960	130,245 SF	Yes
		BAKERSFIELD, CA 93306-6625								
	APN: 388-130-02-00-1 Document #: 225073170 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 1 Subdivision: FIRST EDISON SUBDIVISION MapRef: MB 1 PG 123 Abbreviated Description: Lot:1 Subdivision:FIRST EDISON SUBDIVISION Map Ref:MB 1 PG 123City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD									
7	1.01Mi.	**3910 OREGON ST**	05/13/2025	$315,000	$216	1456	/4/2	1970	11,325 SF	
		BAKERSFIELD, CA 93306-4543								
	APN: 134-230-46-00-7 Document #: 225053709 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 1 Subdivision: JAMESMCCURDYTRACTI MapRef: MB 3 PG 66 Abbreviated Description: Lot:1 Subdivision:JAMESMCCURDYTRACTI Map Ref:MB 3 PG 66City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
8	1.27Mi.	**3311 HILLBURN RD**	02/14/2025	$385,000	$296	1300	/1/1	1962	6,534 SF	
		BAKERSFIELD, CA 93306-4407								
	APN: 134-110-03-00-7 Document #: 225016343 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 3 Subdivision: TRACT NO 1500 MapRef: MB 7 PG 72 Abbreviated Description: Lot:3 Subdivision:TRACT NO 1500 Map Ref:MB 7 PG 72City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
9	1.32Mi.	**431 MISSION ST**	02/06/2025	$223,000	$97	2284	/3/1	1956	18,295 SF	
		BAKERSFIELD, CA 93307-3030								
	APN: 173-040-24-00-3 Document #: 225013546 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 26 Subdivision: VISTA PARK MapRef: MB 4 PG 12 Abbreviated Description: Subdivision:VISTA PARK Map Ref:MB 4 PG 12Abbreviated Description:NORTH180FT LOT26 City/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.

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.	**5229 FILLMORE AVE**			$117,921	1,939	/4/2	1956	13,503 SF	
.03Mi.	**5220 PIONEER DR**			$393,553	1,548	/2/1	1976	13,503 SF	
.07Mi.	**5219 PIONEER DR**			$136,193	1,252	/1/1	1949	10,018 SF	
.07Mi.	**5201 PIONEER DR**			$201,629	1,416	/2/1	1940	10,454 SF	
.1Mi.	**618 ANSOL LN**			$139,413	1,027	/2/1	1948	11,761 SF	
.18Mi.	**913 GREENWOOD DR**			$158,465	1,643	5/3/1	1953	7,405 SF	
.19Mi.	**735 BRENTWOOD DR**			$217,284	2,163	/3/1	1965	1 SF	
.21Mi.	**517 VALENCIA DR**			$160,343	1,040	/3/1	1950	2 SF	
.23Mi.	**930 BRENTWOOD DR**			$214,704	1,654	/3/1	1948	10,018 SF	
.25Mi.	**608 DENISON LN**			$356,118	2,648	/3/2	1976	42,253 SF	Yes
.28Mi.	**7112 EUCALYPTUS DR**			$132,932	2,733	/3/2	1941	23,522 SF	
.32Mi.	**1105 GREENWOOD DR**			$258,648	3,314	/3/2	1966	16,988 SF	
.32Mi.	**607 DENISON LN**			$116,971	1,508	/2/1	1948	41,382 SF	
.34Mi.	**500 DENISON LN**			$129,287	1,962	/4/2	1953	37,897 SF	
.39Mi.	**1113 MEADOWS ST**			$236,190	979	/3/1	1955	8,276 SF	
.41Mi.	**1129 CLINTON AVE**			$183,600	1,305	5/2/1	1953	9,147 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.1 years old	Households:	23,507
Median Household Income:	$69,256	Households w/Family:	76%
Household Income Per Capita:	$29,754	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Bakersfield City Elementary School District	Students:	28,365
Number of Schools:	45	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Voorhies Elementary School** Number of Students: 915 Student-Teacher Ratio: 20.11	D	Public	KG - 6
5.09Mi.	**Downtown Elementary School** Number of Students: 317 Student-Teacher Ratio: 21.64	A-	Public	KG - 8
5.09Mi.	**Downtown Elementary School** Number of Students: 317 Student-Teacher Ratio: 21.64	A-	Public	KG - 8
0.58Mi.	**Foothill High School** Number of Students: 2,043 Student-Teacher Ratio: 24.03 Advanced Placement: Yes	C+	Public	9 - 12
0.58Mi.	**Foothill High School** Number of Students: 2,043 Student-Teacher Ratio: 24.03 Advanced Placement: Yes	C+	Public	9 - 12
1.14Mi.	**Walter W. Stiern Middle School** Number of Students: 891 Student-Teacher Ratio: 21.48	D-	Public	6 - 8
1.14Mi.	**Walter W. Stiern Middle School** Number of Students: 891 Student-Teacher Ratio: 21.48	D-	Public	6 - 8
0.43Mi.	**Voorhies Elementary School** Number of Students: 915 Student-Teacher Ratio: 20.11	D	Public	KG - 6

Flood Report

The Subject Property of **5229 FILLMORE AVE, BAKERSFIELD, CA 93306-5921** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	85%	LOWER
OVERALL	74%	NOTABLY 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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