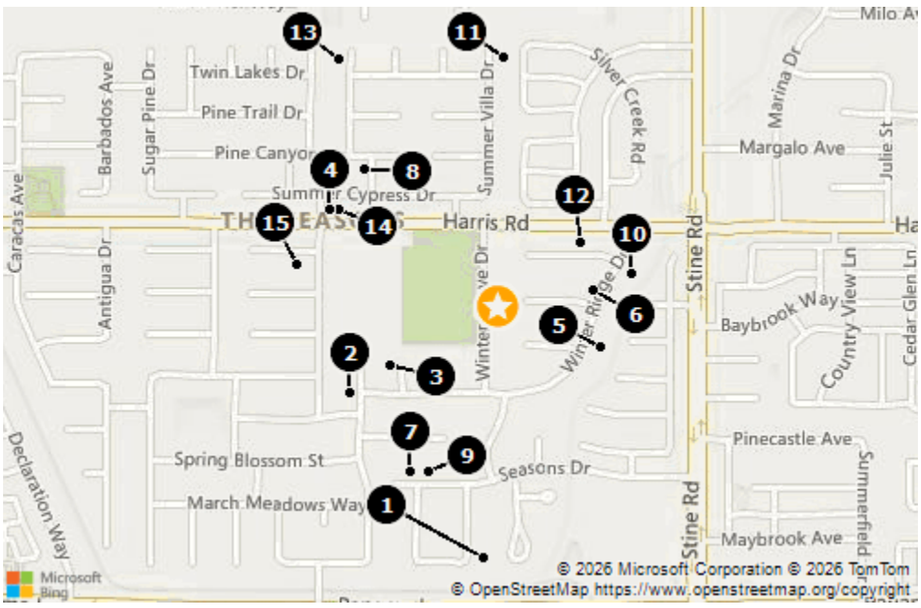
# ICE SiteX Report

**OrderID: 98388037**

## SiteX Property Information Report




## Subject Property Location

### 5812 WINTER GROVE DR, BAKERSFIELD, CA 93313-5167

| | | | |
|---|---|---|---|
| County: | **KERN CA** | Census Tract: | 060290031.241002 |
| Property Use: | Single Family Residential | Zoning: | R-1 |
| Parcel Number: | 499-161-35-00-2 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$429,000** | FSD: | 8 | Common Confidence Score: | 71 |
| Value Range: | $394,680 - $463,320 | ICE Confidence Score: | 92 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 1-149 |
| Assd Land Value: | $82,804 | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | $281,540 | Market Improvment Value: | | Total Taxable Value: | $5,188 |
| Total Assessed Value: | $364,344 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 57 Tract No: 5652
Abbreviated Description: TRACT 5652, BLOCK, LOT 57

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 8,276 SF | Bedrooms: | 3 | Pool: | Yes |
| Building Area: | 1914 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1995 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/02/2025 | Loan Amount: | N/A |
| Document #: | 225074979 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 01/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 57 Subdivision: TRACT NO 5652
City/Muni/Twp: BAKERSFIELD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/25/2024 | Loan Amount: | N/A |
| Document #: | 224085715 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 01/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 57 Subdivision: TRACT NO 5652
City/Muni/Twp: BAKERSFIELD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/17/2023 | Sales Price: | N/A |
| Document #: | 223128069 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/15/2022 | Sales Price: | $308,913 |

# ICE SiteX Report

**OrderID: 98388037**

| | | | |
|---|---|---|---|
| Document #: | 222125346 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/25/2021 | Sales Price: | N/A |
| Document #: | 221012613 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/29/2020 | Sales Price: | N/A |
| Document #: | 220202488 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/11/2020 | Sales Price: | $330,000 |
| Document #: | 220192774 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 10/30/2020 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 57 Subdivision: TRACT 5652 Tract No: 5652 Map Ref: MB 40 PG 195-197
City/Muni/Twp: BAKERSFIELD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/19/2014 | Sales Price: | $272,000 |
| Document #: | 0214030101 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/03/2014 | Loan Amount: | N/A |
| Document #: | 0214023508 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 03/01/2044 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 57 Tract No: 5652
City/Muni/Twp: BAKERSFIELD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/03/2007 | Loan Amount: | N/A |
| Document #: | 0207001400 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | | Type Finance: | VAR |
| **Legal Description:** | | | |

Lot: 57 Tract No: 5652
City/Muni/Twp: BAKERSFIELD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/13/2006 | Sales Price: | $57,700 |
| Document #: | 0206059855 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/15/2006 | Sales Price: | $176,800 |
| Document #: | 0206038875 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/02/2006 | Loan Amount: | N/A |
| Document #: | 0206027263 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 02/01/2036 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 57 Tract No: 5652
City/Muni/Twp: BAKERSFIELD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/11/2005 | Loan Amount: | N/A |
| Document #: | 0205034664 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 12/16/2044 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 57 Tract No: 5652
City/Muni/Twp: BAKERSFIELD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/30/2003 | Loan Amount: | N/A |
| Document #: | 0203130043 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 07/01/2033 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 57 Tract No: 5652
City/Muni/Twp: BAKERSFIELD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/1995 | Sales Price: | $124,500 |
| Document #: | 0195027901 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/30/1994 | | |

# ICE SiteX Report

**OrderID: 98388037**

Document Type:
**Legal Description:**
Lot: 57 Tract No: 5652 Map Ref: MB40 PG195-197
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: 57 Tract No: 5652
Abbreviated Description: TRACT 5652, BLOCK, LOT 57

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,435,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,840 SF | Median # of Baths | 2 |
| Median Living Area | 1,737 SF | Median Year Built | 1997 |
| Price Range - 2 Yrs | $150,000 to $505,000 | Age Range | 26 years to 32 years |
| Median Value | $405,000 | Median Age | 29 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .33Mi. | **6410 SPRING RIDGE DR**<br>**BAKERSFIELD, CA 93313-5201** | 09/14/2026 | $430,000 | $213 | 2018 | /4/2 | 2000 | 10,454 SF | |
| | | APN: 499-482-19-00-6 Document #: 226109548<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Subdivision: TRACT NO 5907 Phase No: B MapRef: MB 44 PG 182&183 Abbreviated Description: Lot:28 Subdivision:TRACT NO 5907 Phase No:B Map Ref:MB 44 PG 182&183City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 2 | .23Mi. | **6103 CHERRY BLOSSOM CT**<br>**BAKERSFIELD, CA 93313-6038** | 08/24/2026 | $150,000 | $81 | 1851 | /4/2 | 1996 | 7,405 SF | |
| | | APN: 499-373-02-00-1 Document #: 226099157<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Subdivision: TRACT NO 5697 Phase No: 2 MapRef: MB 42 PG 60 Abbreviated Description: Lot:5 Subdivision:TRACT NO 5697 Phase No:2 Map Ref:MB 42 PG 60City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 3 | .17Mi. | **5909 FLORAL PARK CT**<br>**BAKERSFIELD, CA 93313-6056** | 08/20/2026 | $240,000 | $196 | 1221 | /3/2 | 1998 | 6,969 SF | |
| | | APN: 499-400-09-00-9 Document #: 226097635<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Subdivision: TRACT NO 5697 Phase No: 4 MapRef: MB 42 PG 172 Abbreviated Description: Lot:9 Subdivision:TRACT NO 5697 Phase No:4 Map Ref:MB 42 PG 172City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 4 | .26Mi. | **5617 SUMMER CYPRESS DR**<br>**BAKERSFIELD, CA 93313-5186** | 07/31/2026 | $357,000 | $248 | 1437 | /3/2 | 1997 | 7,405 SF | |
| | | APN: 499-283-11-00-1 Document #: 226088633<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: TRACT 5688 Phase No: C MapRef: MB 41 PG 128-129 Abbreviated Description: Lot:1 Subdivision:TRACT 5688 Phase No:C Map Ref:MB 41 PG 128-129City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 5 | .14Mi. | **5910 WINTER RIDGE DR**<br>**BAKERSFIELD, CA 93313-6045** | 02/10/2026 | $448,000 | $231 | 1935 | /3/2 | 1998 | 9,583 SF | Yes |
| | | APN: 499-174-10-00-3 Document #: 226015084<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 82 Subdivision: TRACT 5652 MapRef: MB 40 PG 195 Abbreviated Description: Lot:82 Subdivision:TRACT 5652 Map Ref:MB 40 PG 195City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 6 | .13Mi. | **5102 SNOWDRIFT CT**<br>**BAKERSFIELD, CA 93313-2732** | 02/09/2026 | $505,000 | $290 | 1737 | /3/2 | 1994 | 14,374 SF | Yes |
| | | APN: 499-161-19-00-6 Document #: 226014411<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Subdivision: TRACT NO 5652 MapRef: MB 40 PG 195 Abbreviated Description: Lot:19 Subdivision:TRACT NO 5652 Map Ref:MB 40 PG 195City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 7 | .25Mi. | **5506 SEASONS DR**<br>**BAKERSFIELD, CA 93313-5203** | 02/09/2026 | $445,000 | $202 | 2202 | /4/3 | 2000 | 7,840 SF | Yes |
| | | APN: 499-481-07-00-4 Document #: 226014316<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: TRACT 5907-B MapRef: MB 44 PG 182&183 Abbreviated Description: Lot:7 Subdivision:TRACT 5907-B Map Ref:MB 44 PG 182&183City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 8 | .25Mi. | **5603 PINE CANYON DR**<br>**BAKERSFIELD, CA 93313-5189** | 12/12/2025 | $405,000 | $268 | 1508 | /3/2 | 1996 | 6,534 SF | |
| | | APN: 499-284-06-00-4 Document #: 225153547<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Subdivision: TRACT NO 5688 Phase No: C MapRef: MB 41 PG 128&129 Abbreviated Description: Lot:26 Subdivision:TRACT NO 5688 Phase No:C Map Ref:MB 41 PG 128&129City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 9 | .24Mi. | **5420 SEASONS DR**<br>**BAKERSFIELD, CA 93313-5203** | 11/18/2025 | $440,000 | $217 | 2019 | /4/2 | 2000 | 7,840 SF | |
| | | APN: 499-481-05-00-8 Document #: 225140105<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Subdivision: TRACT 5907 Phase No: B MapRef: MB 44 PG 182 Abbreviated Description: Lot:5 Subdivision:TRACT 5907 Phase No:B Map Ref:MB 44 PG 182City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 10 | .18Mi. | **5714 WINTER RIDGE DR**<br>**BAKERSFIELD, CA 93313-2701** | 11/10/2025 | $430,000 | $198 | 2161 | /3/2 | 1997 | 10,890 SF | Yes |
| | | APN: 499-162-06-00-5 Document #: 225136970<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 89 Subdivision: TRACT 5652 MapRef: MB 40 PG 195 Abbreviated Description: Lot:89 Subdivision:TRACT 5652 Map Ref:MB 40 PG 195City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD | | | | | | | | |
| 11 | .34Mi. | **5306 SUMMER VILLA DR** | 11/04/2025 | $200,000 | $154 | 1291 | /4/2 | 1996 | 9,147 SF | |

# ICE SiteX Report

**OrderID: 98388037**

**BAKERSFIELD, CA 93313-5176**
APN: 499-342-14-00-0 Document #: 225134671
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TRACT NO 5688 Phase No: H MapRef: MB 41 PG 200&201 Abbreviated Description: Lot:22 Subdivision:TRACT NO 5688 Phase No:H Map Ref:MB 41 PG 200&201City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .14Mi. | **5102 GLACIER CANYON CT** | 10/30/2025 | $460,000 | $197 | 2324 | /4/2 | 1995 | 10,890 SF | |

**BAKERSFIELD, CA 93313-2707**
APN: 499-161-04-00-2 Document #: 225132633
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TRACT NO 5652 MapRef: MB 40 PG 195-197 Abbreviated Description: Lot:4 Subdivision:TRACT NO 5652 Map Ref:MB 40 PG 195-197City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .39Mi. | **5309 SUNNY GLEN CT** | 10/17/2025 | $355,000 | $307 | 1155 | /3/2 | 1997 | 6,098 SF | |

**BAKERSFIELD, CA 93313-6064**
APN: 499-391-05-00-2 Document #: 225125445
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TRACT NO 5688 Phase No: D MapRef: MB 42 PG 145&146 Abbreviated Description: Lot:5 Subdivision:TRACT NO 5688 Phase No:D Map Ref:MB 42 PG 145&146City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

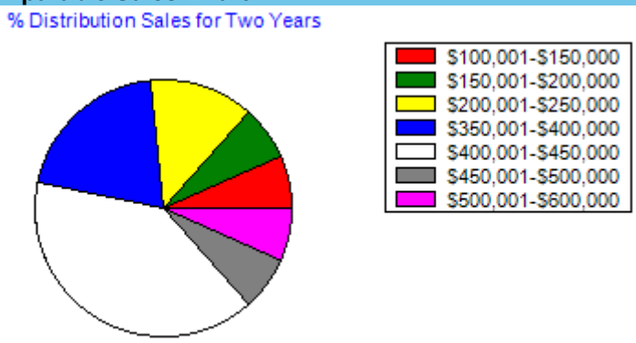
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .25Mi. | **5615 SUMMER CYPRESS DR** | 10/15/2025 | $360,000 | $238 | 1508 | /3/2 | 1996 | 6,534 SF | |

**BAKERSFIELD, CA 93313-5186**
APN: 499-283-10-00-8 Document #: 225124270
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: TRACT NO 5688 Legal Unit: C MapRef: MB 41 PG 128&129 Abbreviated Description: Lot:2 Subdivision:TRACT NO 5688 Legal Unit:C Map Ref:MB 41 PG 128&129City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .27Mi. | **5709 CLEAR VALLEY CT** | 10/07/2025 | $210,000 | $131 | 1600 | /3/2 | 2000 | 6,534 SF | Yes |

**BAKERSFIELD, CA 93313-5207**
APN: 499-500-17-00-1 Document #: 225117991
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: TRACT 5700 Phase No: 1 MapRef: MB 45 PG 37&38 Abbreviated Description: Lot:17 Subdivision:TRACT 5700 Phase No:1 Map Ref:MB 45 PG 37&38City/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. | **5812 WINTER GROVE DR** | | | $364,344 | 1,914 | /3/2 | 1995 | 8,276 SF | Yes |
| .01Mi. | **5816 WINTER GROVE DR** | | | $236,753 | 1,914 | /3/2 | 1995 | 8,276 SF | |
| .01Mi. | **5808 WINTER GROVE DR** | | | $207,463 | 1,914 | /3/2 | 1995 | 8,276 SF | Yes |
| .02Mi. | **5215 SNOWDRIFT CT** | | | $301,861 | 2,719 | /4/3 | 1999 | 15,245 SF | |
| .03Mi. | **5902 WINTER GROVE DR** | | | $206,696 | 1,851 | /4/2 | 1995 | 8,276 SF | Pool/ Spa |
| .03Mi. | **5804 WINTER GROVE DR** | | | $369,783 | 1,900 | /4/2 | 1995 | 8,276 SF | Yes |
| .03Mi. | **5209 SNOWDRIFT CT** | | | $267,016 | 1,903 | /4/2 | 1999 | 13,939 SF | |
| .04Mi. | **5208 SNOWDRIFT CT** | | | $292,348 | 2,321 | /4/2 | 1996 | 13,939 SF | |
| .04Mi. | **5906 WINTER GROVE DR** | | | $204,061 | 1,851 | /4/2 | 1995 | 8,276 SF | Yes |
| .04Mi. | **5800 WINTER GROVE DR** | | | $442,170 | 1,914 | /3/2 | 1995 | 8,276 SF | Pool/ Spa |
| .04Mi. | **5208 WINTERWOOD CT** | | | $577,000 | 3,519 | /4/3 | 2004 | 13,939 SF | |
| .05Mi. | **5205 SNOWDRIFT CT** | | | $276,319 | 2,153 | /3/2 | 1996 | 9,583 SF | Pool/ Spa |
| .05Mi. | **5910 WINTER GROVE DR** | | | $197,850 | 1,728 | /3/2 | 1995 | 8,276 SF | |
| .05Mi. | **5714 WINTER GROVE DR** | | | $307,780 | 1,914 | /3/2 | 1995 | 8,276 SF | Yes |
| .05Mi. | **5204 SNOWDRIFT CT** | | | $240,678 | 1,839 | /3/2 | 1994 | 9,583 SF | Yes |
| .05Mi. | **5209 GLACIER CANYON CT** | | | $285,709 | 2,249 | /3/2 | 1996 | 13,939 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 19% | Households Occupied by Owners: | 78% |

# ICE SiteX Report

**OrderID: 98388037**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.9 years old | Households: | 17,021 |
| Median Household Income: | $84,028 | Households w/Family: | 88% |
| Household Income Per Capita: | $29,738 | Households w/Family Married: | 64% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 52% |

## 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 |
|---|---|---|---|---|
| 2.27Mi. | **O.J. Actis Junior High School**<br>Number of Students: 681<br>Student-Teacher Ratio: 16.17 | D+ | Public | 7 - 8 |
| 2.27Mi. | **O.J. Actis Junior High School**<br>Number of Students: 681<br>Student-Teacher Ratio: 16.17 | D+ | Public | 7 - 8 |
| 3.09Mi. | **Independance High School**<br>Number of Students: 2,324<br>Student-Teacher Ratio: 26.01<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 3.09Mi. | **Independance High School**<br>Number of Students: 2,324<br>Student-Teacher Ratio: 26.01<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 0.20Mi. | **Bill L. Williams Elementary School**<br>Number of Students: 926<br>Student-Teacher Ratio: 26.08 | C+ | Public | KG - 6 |
| 0.20Mi. | **Bill L. Williams Elementary School**<br>Number of Students: 926<br>Student-Teacher Ratio: 26.08 | C+ | Public | KG - 6 |

## Flood Report

The Subject Property of **5812 WINTER GROVE DR, BAKERSFIELD, CA 93313-5167** 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** | 65% | NOTABLY LOWER |
| **BURGLARY** | 38% | SIGNIFICANTLY LOWER |
| **MOTOR VEHICLE THEFT** | 71% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 97% | SIMILAR |
| **AGGRAVATED ASSAULT** | 28% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 79% | LOWER |
| **MURDER** | 41% | SIGNIFICANTLY LOWER |
| **OVERALL** | 36% | SIGNIFICANTLY LOWER |

## Disaster Alerts

No alerts noted

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