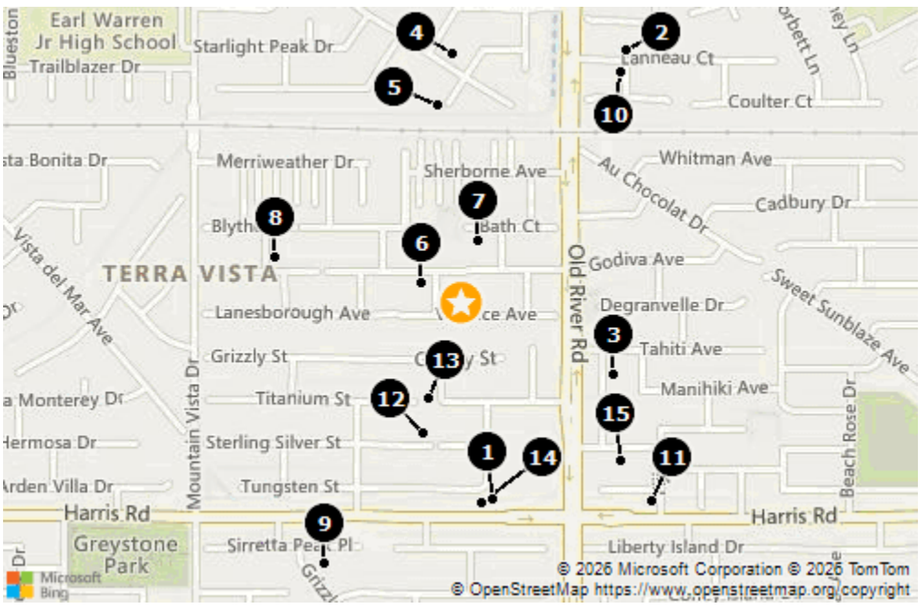
ICE SiteX Report

OrderID: 98444512

SiteX Property Information Report



Subject Property Location

9908 VERTRICE AVE, BAKERSFIELD, CA 93311-9359

County:	**KERN CA**	Census Tract:	060290031.341003
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	544-274-04-00-4	Thomas Bros Pg-Grid:	

Valuation

Value:	**$474,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$341,280 - $606,720	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-345
Assd Land Value:	$58,026	Market Land Value:		Tax Year:	2026
Assd Improvement:	$261,129	Market Improvment Value:		Total Taxable Value:	$4,699
Total Assessed Value:	$319,155	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: UN3 Tract No: 6079
Abbreviated Description: TRACT 6079, BLOCK UN3, LOT 25

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	2866 SF	Baths:	3	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/12/2025	Sales Price:	$270,019
Document #:	225153606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/24/2024	Sales Price:	N/A
Document #:	224131634 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/01/2022	Loan Amount:	N/A
Document #:	222032466 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Lot: 25 Subdivision: TRACT NO 6079 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	02/05/2018	Sales Price:	N/A
Document #:	0218013504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	01/02/2018	Sales Price:	N/A
Document #:	0218000532 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/02/2018	Sales Price:	$275,000
Document #:	0218000530 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/03/2017		
Document Type:			

Legal Description:
Lot: 25 Tract No: 6079 Map Ref: MB52 PG165
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	02/18/2016	Sales Price:	$245,000
Document #:	0216019746 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/17/2016		
Document Type:			

Legal Description:
Lot: 25 Tract No: 6079 Map Ref: MB52 PG165
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	11/20/2015	Sales Price:	$195,296
Document #:	0215161422 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/10/2015	Loan Amount:	N/A
Document #:	0215107186 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 25 Block: UN3
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	07/22/2009	Loan Amount:	N/A
Document #:	0209105980 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Lot: 27 Tract No: 6079 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	07/22/2009	Sales Price:	$199,000
Document #:	0209105979 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/2009		
Document Type:			

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3 Map Ref: MB52 PG165
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	08/07/2008	Sales Price:	$170,625
Document #:	0208125560 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/21/2008		
Document Type:			

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3 Map Ref: MB52 PG165
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	08/21/2006	Sales Price:	$360,792
Document #:	0206206311 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/31/2006	Loan Amount:	N/A
Document #:	0206186011 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

Mortgage Record

Recording Date:	07/31/2006	Loan Amount:	N/A
Document #:	0206186010 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:	08/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

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Mortgage Record

Recording Date:	10/20/2005	Loan Amount:	N/A
Document #:	0205290953 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2020	Type Finance:	

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3
City/Muni/Twp: BAKERSFIELD

Prior Transfer

Recording Date:	10/20/2005	Sales Price:	$451,000
Document #:	0205290951 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/08/2004		
Document Type:			

Legal Description:
Lot: 25 Tract No: 6079 Legal Unit: 3 Map Ref: MB52 PG165
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: 25 Block: UN3 Tract No: 6079
Abbreviated Description: TRACT 6079, BLOCK UN3, LOT 25

Area Sales Analysis

Total Area Sales	$6,197,500	Median # of Bedrooms	3
Median Lot Size	6,969 SF	Median # of Baths	2
Median Living Area	1,902 SF	Median Year Built	2005
Price Range - 2 Yrs	$205,500 to $525,000	Age Range	8 years to 25 years
Median Value	$425,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**9901 TUNGSTEN ST** **BAKERSFIELD, CA 93311-9516**	09/08/2026	$225,000	$85	2624	/4/2	2007	16,117 SF	Yes
		APN: 544-390-08-00-3 Document #: 226105353 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 115 Subdivision: LOMITA VERDE Tract No: 1088 MapRef: MB 4 PG 140 Abbreviated Description: Lot:115 Subdivision:LOMITA VERDE Tract No:1088 Map Ref:MB 4 PG 140City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.4Mi.	**9600 LANNEAU CT** **BAKERSFIELD, CA 93311-1880**	07/29/2026	$385,000	$233	1650	/3/2	2001	4,356 SF	
		APN: 392-451-07-00-7 Document #: 226087188 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TRACT 5848 Phase No: H MapRef: MB 46 PG 133 Abbreviated Description: Lot:7 Subdivision:TRACT 5848 Phase No:H Map Ref:MB 46 PG 133City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
3	.22Mi.	**5308 TONGA CT** **BAKERSFIELD, CA 93311-9649**	07/21/2026	$205,500	$112	1822	/4/2	2006	6,098 SF	
		APN: 545-114-17-00-2 Document #: 226083686 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: TRACT NO 6323 Legal Unit: 2 MapRef: MB 54 PG 130-133 Abbreviated Description: Lot:71 Subdivision:TRACT NO 6323 Legal Unit:2 Map Ref:MB 54 PG 130-133City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
4	.33Mi.	**9910 PYRAMID PEAK DR** **BAKERSFIELD, CA 93311-3093**	07/10/2026	$425,000	$235	1806	/3/2	2004	6,098 SF	
		APN: 394-450-45-00-4 Document #: 226079411 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TRACT NO 6082 Legal Unit: 3 MapRef: MB 50 PG 86-88 Abbreviated Description: Lot:45 Subdivision:TRACT NO 6082 Legal Unit:3 Map Ref:MB 50 PG 86-88City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
5	.26Mi.	**4813 SILVER MOUNTAIN CT** **BAKERSFIELD, CA 93311-3096**	06/25/2026	$445,000	$246	1806	/3/2	2004	10,890 SF	
		APN: 394-450-26-00-9 Document #: 226072971 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: TRACT NO 6082 Legal Unit: 3 MapRef: MB 50 PG 86-88 Abbreviated Description: Lot:26 Subdivision:TRACT NO 6082 Legal Unit:3 Map Ref:MB 50 PG 86-88City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
6	.06Mi.	**10005 COBBLESTONE AVE** **BAKERSFIELD, CA 93311-9396**	04/28/2026	$465,000	$191	2426	/3/2	2005	6,969 SF	
		APN: 544-272-07-00-9 Document #: 226047418 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT NO 6079 Legal Unit: 3 MapRef: MB 52 PG 165 Abbreviated Description: Lot:39 Subdivision:TRACT NO 6079 Legal Unit:3 Map Ref:MB 52 PG 165City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
7	.08Mi.	**9913 BATH CT** **BAKERSFIELD, CA 93311-9197**	04/13/2026	$420,000	$220	1902	/3/2	2005	6,098 SF	
		APN: 544-411-11-00-3 Document #: 226040678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Subdivision: TRACT 6079 Legal Unit: 1 MapRef: MB 52 PG 94 Abbreviated Description: Lot:51 Subdivision:TRACT 6079 Legal Unit:1 Map Ref:MB 52 PG 94City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
8	.26Mi.	**10310 LERWICK AVE** **BAKERSFIELD, CA 93311-9683**	04/03/2026	$491,000	$202	2426	/4/2	2010	6,969 SF	
		APN: 544-534-13-00-5 Document #: 226036896 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: TRACT 6079 Legal Unit: 5 MapRef: MB 55 PG 153-155 Abbreviated Description: Lot:26 Subdivision:TRACT 6079 Legal Unit:5 Map Ref:MB 55 PG 153-155City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD								
9	.39Mi.	**10205 SIRRETTA PEAK PL** **BAKERSFIELD, CA 93311-8922**	04/03/2026	$525,000	$205	2551	/4/4	2018	6,969 SF	

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APN: 544-552-17-00-9 Document #: 226036969
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: TRACT 6329 Tract No: 6329 Phase No: 1 MapRef: MB 56 PG 103-108 Abbreviated Description: Lot:17 Subdivision:TRACT 6329 Tract No:6329 Phase No:1 Map Ref:MB 56 PG 103-108City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

10	.37Mi.	**9601 LANNEAU CT** **BAKERSFIELD, CA 93311-1879**	03/17/2026	$420,000	$211	1983	/4/2	2001	4,791 SF

APN: 392-454-01-00-0 Document #: 226028486
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: TRACT NO 5848 Phase No: H MapRef: MB 46 PG 133&134 Abbreviated Description: Lot:21 Subdivision:TRACT NO 5848 Phase No:H Map Ref:MB 46 PG 133&134City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

11	.36Mi.	**9501 KABARA CT** **BAKERSFIELD, CA 93311-9089**	03/13/2026	$420,000	$226	1855	/3/2	2005	7,405 SF

APN: 545-064-02-00-4 Document #: 226027560
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: TRACT NO 6323 UNIT 1 MapRef: MB 53 PG 154-157 Abbreviated Description: Lot:48 Subdivision:TRACT NO 6323 UNIT 1 Map Ref:MB 53 PG 154-157City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

12	.18Mi.	**10004 STERLING SILVER ST** **BAKERSFIELD, CA 93311-9521**	03/11/2026	$450,000	$238	1888	/3/2	2007	7,405 SF

APN: 544-390-46-00-3 Document #: 226026584
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TRACT NO 6303-4 MapRef: VOL 53 PG 178-181 Abbreviated Description: Lot:46 Subdivision:TRACT NO 6303-4 Map Ref:VOL 53 PG 178-181City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

13	.13Mi.	**5315 MOUNTAIN PLOVER AVE** **BAKERSFIELD, CA 93311-9538**	03/09/2026	$435,000	$216	2011	/3/2	2006	8,276 SF

APN: 544-380-56-00-9 Document #: 226025298
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: TRACT 63033 MapRef: MB 53 PG 174-177 Abbreviated Description: Lot:56 Subdivision:TRACT 63033 Map Ref:MB 53 PG 174-177City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

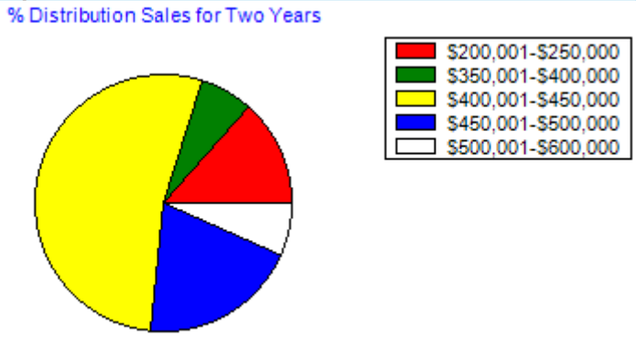
14	.27Mi.	**9905 TUNGSTEN ST** **BAKERSFIELD, CA 93311-9516**	02/27/2026	$461,000	$205	2247	/4/2	2007	9,583 SF

APN: 544-390-09-00-6 Document #: 226021795
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: TRACT NO 6303-4 MapRef: MB 53 PG 178-181 Abbreviated Description: Lot:9 Subdivision:TRACT NO 6303-4 Map Ref:MB 53 PG 178-181City/Muni/Twp:BAKERSFIELD City/Muni/Twp: BAKERSFIELD

15	.3Mi.	**9519 BATTAGLIA DR** **BAKERSFIELD, CA 93311-9096**	02/20/2026	$425,000	$229	1855	/3/2	2005	7,405 SF

APN: 545-064-22-00-2 Document #: 226018936
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: TRACT 6323 Legal Unit: 1 MapRef: MB 53 PG 154-157 Abbreviated Description: Lot:68 Subdivision:TRACT 6323 Legal Unit:1 Map Ref:MB 53 PG 154-157City/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.

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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.	**9908 VERTRICE AVE**			$319,155	2,866	/4/3	2005	7,405 SF	
.01Mi.	**9912 VERTRICE AVE**			$446,000	2,227	/3/2	2005	7,405 SF	
.01Mi.	**9904 VERTRICE AVE**			$494,000	2,866	/4/3	2005	7,405 SF	
.02Mi.	**9900 VERTRICE AVE**			$216,709	1,902	/3/2	2005	6,969 SF	
.02Mi.	**9916 VERTRICE AVE**			$367,207	2,426	/3/2	2005	7,405 SF	
.02Mi.	**9903 COBBLESTONE AVE**			$494,000	2,866	/4/3	2005	6,969 SF	Yes
.03Mi.	**9915 SNOWDON AVE**			$457,867	2,827	/4/3	2005	6,534 SF	
.03Mi.	**9907 COBBLESTONE AVE**			$454,000	2,426	/3/2	2005	7,840 SF	
.03Mi.	**9911 SNOWDON AVE**			$283,747	1,680	/4/2	2005	6,534 SF	Yes
.03Mi.	**9818 VERTRICE AVE**			$448,889	2,227	/4/2	2005	6,969 SF	
.03Mi.	**9911 COBBLESTONE AVE**			$276,478	2,426	/3/2	2005	7,405 SF	
.04Mi.	**9909 VERTRICE AVE**			$332,047	2,426	/5/3	2005	7,405 SF	
.04Mi.	**9905 VERTRICE AVE**			$454,000	2,409	/3/2	2005	8,276 SF	
.04Mi.	**9913 VERTRICE AVE**			$292,242	2,227	/3/2	2005	7,405 SF	
.04Mi.	**9907 SNOWDON AVE**			$338,083	2,426	/4/2	2005	6,969 SF	
.04Mi.	**9901 VERTRICE AVE**			$307,896	2,827	/4/3	2005	7,840 SF	

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:	Kern Union High School District	Students:	43,237
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Independance High School** Number of Students: 2,324 Student-Teacher Ratio: 26.01 Advanced Placement: Yes	B-	Public	9 - 12
1.71Mi.	**Independance High School** Number of Students: 2,324 Student-Teacher Ratio: 26.01 Advanced Placement: Yes	B-	Public	9 - 12
0.66Mi.	**Old River Elementary School** Number of Students: 795 Student-Teacher Ratio: 24.84	B+	Public	KG - 6
0.66Mi.	**Old River Elementary School** Number of Students: 795 Student-Teacher Ratio: 24.84	B+	Public	KG - 6
0.57Mi.	**Earl Warren Junior High School** Number of Students: 965 Student-Teacher Ratio: 21.08	B+	Public	7 - 8
0.57Mi.	**Earl Warren Junior High School** Number of Students: 965 Student-Teacher Ratio: 21.08	B+	Public	7 - 8

Flood Report

The Subject Property of **9908 VERTRICE AVE, BAKERSFIELD, CA 93311-9359** 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

No alerts noted

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