



ENHANCED REPORT 2.0

Subject Property:



Site Address
306 ROBERTS LN
BAKERSFIELD, CA 93308-4344



Mail Address
9703 PETERSBURG PL
BAKERSFIELD, CA 93306-7965



Prepared For:

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anthonyrazo25@gmail.com

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Provided By

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Bakersfield, CA 93308
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PROPERTY OVERVIEW

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

Owner and Geographic Information



Primary Owner:
APARICIO JOSEPH C & NATALIE REVOCABLE TRUST

Site Address:
306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

APN: 114-080-26-00-0

Housing Tract Number:

Legal Description: **Block:** L10

Subdivision: CITRUS TERRACE VILLA TRACT

Legal Brief Description: BLK:L10 SUBD:CITRUS TERRACE VILLA TRACT CITY CITRS, BLOCK L10, LOT PTN

Secondary Owner:

Mail Address:
9703 PETERSBURG PL, BAKERSFIELD, CA 93306-7965

Lot Number: **Page / Grid:**

Property Details

 **Bedrooms:** 0

 **Bathrooms:** 0

 **Total Rooms:**

 **Zoning:** C-2

 **Year Built:** 1963

 **Garage:**

 **Fireplace:**

 **Pool:**

Square Feet: 2,798

Lot Size: 10,890 SF

Number of Units: 2

Use Code: Retail Stores (Personal Services, Photography, Travel)

Sale Information



Transfer Date: 01/25/2017

Transfer Value: \$110,000.00

Cost/Sq Feet:

Seller: CRISMAN, PAUL J; CRISMAN, MARGARET J

Document#: [0217010272](#)

Assessment and Taxes



Assessed Value: \$127,656.00

Land Value: \$62,667.00

Improvement Value: \$64,989.00

Market Improvement Value:

Market Value:

Percent Improvement: 50.91%

Tax Amount: \$2,980.52

Tax Status: Current

Market Land Value:

Homeowner Exemption:

Tax Rate Area: 57-005

Tax Account ID:

Tax Year: 2024



PROPERTY HISTORY**306 ROBERTS LN, BAKERSFIELD, CA 93308-4344**

Release Record - 01/10/2024

Recording Date: 01/10/2024**Price:****TD Due Date:****Lender Name:****Lender Type:****Vesting:****Legal Description:****Document#:** [0224003693](#)**Document Type:** Release of Mortgage**Type of Financing:****Borrowers Name:** NATALIE APARICIO A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Mortgage Record - 11/29/2022

Recording Date: 11/29/2022**Loan Amount:** \$200,000.00**TD Due Date:****Lender Name:** JOHN FINDLEY IRA**Lender Type:****Vesting:** MW**Legal Description:****Lot Number:** 10**Subdivision:** THE CITRUS TERRACE VILLA TRACT**Map Ref:** 0**Legal Brief Description:** PORTION LOT10**City / Muni / Twp:** UNINCORPORATED**Document#:** [0222176375](#)**Loan Type:** Stand Alone Second**Type of Financing:****Borrowers Name:** APARICIO, NATALIE

Release Record - 05/21/2021

Recording Date: 05/21/2021

Price:

TD Due Date:

Lender Name:

Lender Type:

Vesting:

Legal Description:

Document#: [0221096278](#)

Document Type: Substitution of Trustee and Full Reconveyance

Type of Financing:

Borrowers Name: NATALIE APARICIO

Mortgage Record - 01/25/2017

Recording Date: 01/25/2017

Loan Amount: \$100,000.00

TD Due Date:

Lender Name: PAUL J CRISMAN ETUX

Lender Type:

Vesting: MW

Legal Description:

Lot Number: 10

Subdivision: THE CITRUS TERRACE VILLA TRACT

Map Ref: MB2 PG46

City / Muni / Twp: UNINCORPORATED

Document#: [0217010274](#)

Loan Type: Seller take-back

Type of Financing:

Borrowers Name: APARICIO, NATALIE

Prior Transfer - 01/25/2017

Recording Date: 01/25/2017

Price: \$0.00

First TD:

Lender Name:

Buyer Name: APARICIO, NATALIE

Seller Name: CAPUTO, JOE

Legal Description:

Lot Number: 10

Subdivision: CITRUS TERRACE VILLA TRACT

Map Ref: MB2 PG46

City / Muni / Twp: BAKERSFIELD

Document#: [0217010273](#)

Document Type: Intra-family Transfer or Dissolution

Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Buyer Vesting: MW



PROPERTY HISTORY**306 ROBERTS LN, BAKERSFIELD, CA 93308-4344**

Prior Transfer - 01/25/2017

Recording Date:	01/25/2017	Document#:	0217010272
Price:	\$110,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
First TD Doc:	0217010274		
Lender Name:			
Buyer Name:	APARICIO, NATALIE	Buyer Vesting:	MW
Seller Name:	CRISMAN, PAUL J; CRISMAN, MARGARET J		
Legal Description:	Lot Number:		10
	Subdivision:		THE CITRUS TERRACE VILLA TRACT
	Map Ref:		MB2 PG46
	City / Muni / Twp:		UNINCORPORATED

Release Record - 05/17/2006

Recording Date:	05/17/2006	Document#:	0206122527
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	CRISMAN
Vesting:			
Legal Description:			

Mortgage Record - 11/23/2004

Recording Date:	11/23/2004	Document#:	0204288211
Loan Amount:	\$175,000.00	Loan Type:	Seller take-back
TD Due Date:		Type of Financing:	
Lender Name:	PAUL J CRISMAN		
Lender Type:		Borrowers Name:	FLORES, MANUEL DE JESUS; FLORES, MARIA E
Vesting:	JT		
Legal Description:	Lot Number:		10

Subdivision: CITRUS TERRACE VILLA TRACT
Map Ref: MB2 PG46
Legal Brief Description: PARCEL A PCL MAP #1039 MB6199 PG1410 EXC THEREFROMW73.3 FT THEREOF ALSO EXC THEREFROM S75 FT N152 FT
City / Muni / Twp: UNINCORPORATED

Prior Transfer - 11/23/2004

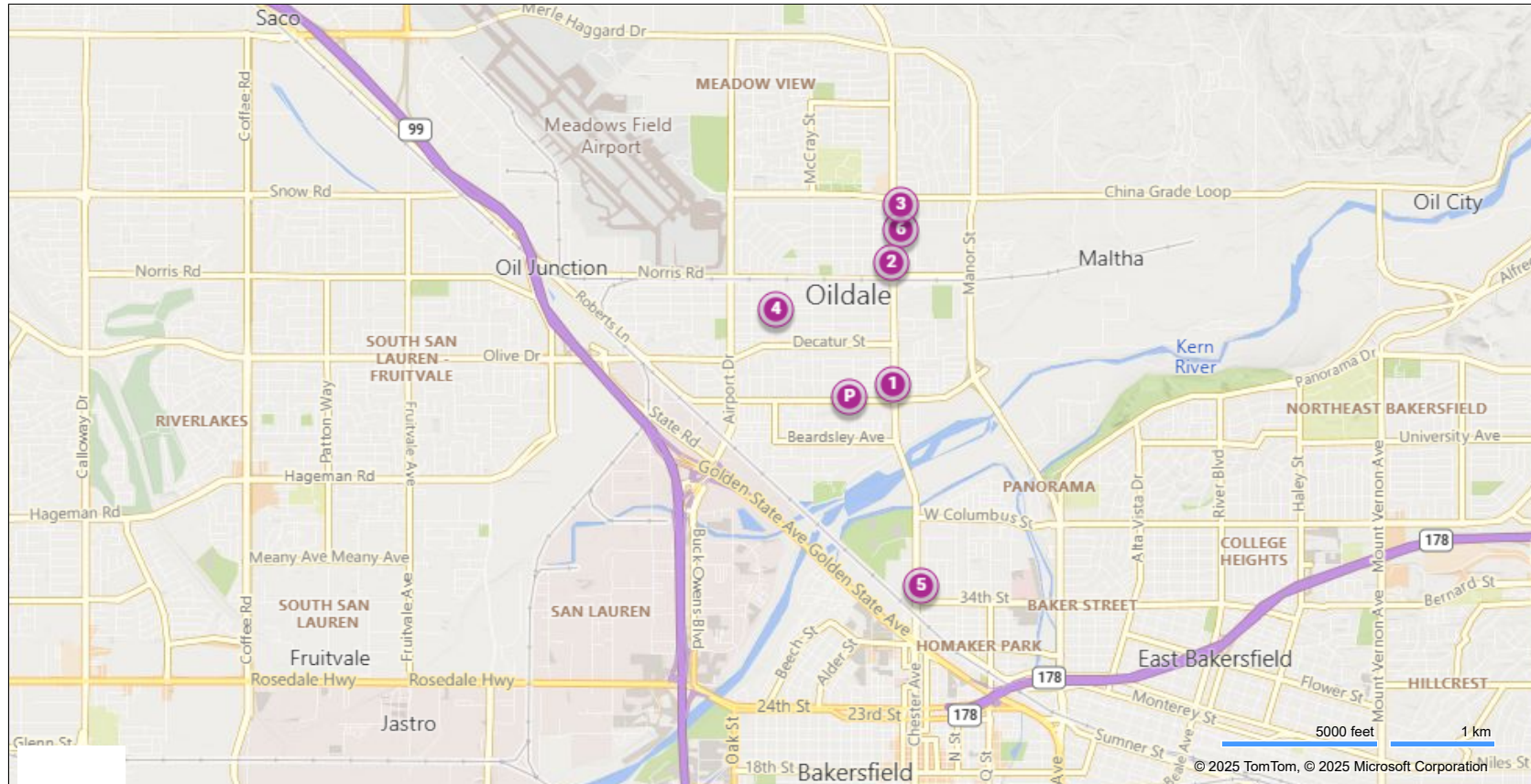
Recording Date:	11/23/2004	Document#:	0204288210
Price:	\$280,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	0204288211		
Lender Name:			
Buyer Name:	FLORES, MANUEL DE JESUS; FLORES, MARIA E	Buyer Vesting:	JT
Seller Name:	CRISMAN, PAUL J; CRISMAN, MARGARETT J		
Legal Description:	Lot Number: 10		
	Subdivision: CITRUS TERRACE VILLA TRACT		
	Map Ref: MB2 PG46		
	Legal Brief Description: PARCEL A PCL MAP #1039 MB6199 PG1410 EXC THEREFROMW73.3 FT THEREOF ALSO EXC THEREFROM S75 FT N152 FT		
	City / Muni / Twp: UNINCORPORATED		



PROPERTY HISTORY**306 ROBERTS LN, BAKERSFIELD, CA 93308-4344**

Mortgage Record - 05/13/1999

Recording Date:	05/13/1999	Document#:	0199068345
Loan Amount:	\$71,704.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	WELLS FARGO BANK NA	Borrowers Name:	CRISMAN, PAUL J; CRISMAN, MARGARETT J
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	10	
	Subdivision:	CITRUS TERRACE VILLA TRACT	
	Map Ref:	0	
	Legal Brief Description:	EAST80 FT W156.3 FT S150 FT LOT10	
	City / Muni / Twp:	UNINCORPORATED	



- | | |
|-----------------------|-----------------------|
| 1: 413 N CHESTER AVE | 2: 1631 N CHESTER AVE |
| 3: 2200 N CHESTER AVE | 4: 1106 SEQUOIA DR |
| 5: 3530 CHESTER AVE | 6: 1916 N CHESTER AVE |

Area Sales Analysis

Total Area Sales:	6	Median # of Bedrooms:	0
Median Lot Size:	10,018.5	Median # of Baths:	0
Median Living Area:	2,702.5	Median Year Built:	1959
Price Range - 2 Yrs:	\$60,000.00 to \$2,350,000.00	Age Range:	25 to 82
Median Value:	\$221,750.00	Median Age:	66

**COMPARABLE SALES DATA****306 ROBERTS LN, BAKERSFIELD, CA 93308-4344****APARICIO JOSEPH C & NATALIE REVOCABLE TRUST - APN: 114-080-26-00-0 - KERN COUNTY**

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	413 N CHESTER AVE	08/01/2025	\$250,000.00	\$117.00	2135	0/0/0	1946	5227		.29

Site Address: BAKERSFIELD, CA 93308-4443**APN:** 114-031-10-00-5**Doc Type:** Grant Deed**Document #:** 225088095**Price Code:** R**Use Code:** Retail Stores (Personal Services, Photography, Travel)**Buyer Name:** CDT INVESTMENTS LLC**Seller Name:** WOODCLIFF INVESTMENTS INC**Loan Amount:****Lender Name:****Legal:** **Lot Number:** 3 4**Map Ref:** MB 3 PG 39**City/Muni/Twp:** BAKERSFIELD**Subdivision Name:** RIVER VIEW

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	1631 N CHESTER AVE	04/29/2025	\$150,000.00	\$45.00	3270	0/0/0	1943	16117		.87

Site Address: BAKERSFIELD, CA 93308-2562**APN:** 112-311-10-00-2**Doc Type:** Grant Deed**Document #:** 225047099**Price Code:** R**Use Code:** Retail Stores (Personal Services, Photography, Travel)**Buyer Name:** RYDER, MICHAEL K**Seller Name:** BLUE PACIFIC HOLDING INC**Loan Amount:****Lender Name:****Legal:** **Lot Number:** 8-10**Subdivision Name:** TRACT NO 1045

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	2200 N CHESTER AVE	02/28/2025	\$400,000.00	\$57.00	6945	0/0/0	1965	13068		1.22

Site Address: BAKERSFIELD, CA 93308-2657**APN:** 118-052-05-00-2**Doc Type:** Grant Deed**Document #:** 225022348**Price Code:** R**Use Code:** Retail Stores (Personal Services, Photography, Travel)

Buyer Name: KORIN, SADEEK A

Seller Name: CRITES II, ANGUS D - CRITES, LINDA C

Loan Amount:

Lender Name:

Legal: **Lot Number:** 5 6
 Map Ref: MB 6 PG 18
 City/Muni/Twp: UNINCORPORATED
 Subdivision Name: TRACT NO 1364

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	1106 SEQUOIA DR	01/17/2025	\$60,000.00	\$214.00	280	0/0/0	1959	1742		.70

Site Address: BAKERSFIELD, CA 93308-3223

APN: 113-081-23-00-1

Doc Type: Grant Deed

Document #: 225006101

Price Code: R

Use Code: Retail Stores (Personal Services, Photography, Travel)

Buyer Name: MOHAMMED, AHMED ABDULKAREEM AH - MOHAMMED, SALEM ABDULKAREM A

Seller Name: IZQUIERDO, MARY

Loan Amount:

Lender Name:

Legal: **Lot Number:** 13
 Map Ref: MB 3 PG 153
 City/Muni/Twp: UNINCORPORATED
 Subdivision Name: HOMECREST



Comparable Sales Data

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	3530 CHESTER AVE	10/18/2024	\$2,350,000.00	\$235.00	10000	0/0/0	2000	27007		1.25

Site Address: BAKERSFIELD, CA 93301-1630

Doc Type: Grant Deed

Price Code: R

Buyer Name: MK LIEU LLC

Loan Amount:

Legal: Lot Number: 1-4 11-20

Map Ref: MB 1 PG 21

City/Muni/Twp: BAKERSFIELD

Subdivision Name: NORTHERN DIVISION

APN: 120-090-22-00-6

Document #: 224128941

Use Code: Retail Stores (Personal Services, Photography, Travel)

Seller Name: DRINKWATER, MICHELE - RUBIN, JASON

Lender Name:

☒	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	1916 N CHESTER AVE	09/27/2024	\$193,500.00		0	0/0/0		6969		1.08

Site Address: BAKERSFIELD, CA 93308-2651

Doc Type: Grant Deed

Price Code: R

Buyer Name: WOODCLIFF INVESTMENT INC

Loan Amount:

Legal: Lot Number: 19

Map Ref: MB 6 PG 18

City/Muni/Twp: UNINCORPORATED

Subdivision Name: TRACT NO 1364

APN: 118-061-16-00-0

Document #: 224117336

Use Code: Retail Stores (Personal Services, Photography, Travel)

Seller Name: NORTH OF RIVER RECREATION AND PARK DIST

Lender Name:



SUMMARY COMPARABLES

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

APARICIO JOSEPH C & NATALIE REVOCABLE TRUST - APN: 114-080-26-00-0 - KERN COUNTY

Year Built:		Lot:		Bld/Area:		Pool:		RM/BR/Bth:		
1963		10,890 SF		2798				/0/0		
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	413 N CHESTER AVE	08/01/2025	\$250,000.00	\$117.00	2135	0/0/0	1946	5227		.29
2	1631 N CHESTER AVE	04/29/2025	\$150,000.00	\$45.00	3270	0/0/0	1943	16117		.87
3	2200 N CHESTER AVE	02/28/2025	\$400,000.00	\$57.00	6945	0/0/0	1965	13068		1.22
4	1106 SEQUOIA DR	01/17/2025	\$60,000.00	\$214.00	280	0/0/0	1959	1742		.70
5	3530 CHESTER AVE	10/18/2024	\$2,350,000.00	\$235.00	10000	0/0/0	2000	27007		1.25
6	1916 N CHESTER AVE	09/27/2024	\$193,500.00		0	0/0/0		6969		1.08



NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

APARICIO JOSEPH C & NATALIE REVOCABLE TRUST

306 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-080-26-00-0

Bedrooms: 0

Bathrooms:

Square Feet: 2,798

Lot Size: 10,890 SF

Year Built: 1963

Garage:

FLORES MORALES TRUST

300 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-080-33-00-0

Bedrooms: 0

Bathrooms:

Square Feet: 6,003

Lot Size: 28,314 SF

Year Built: 1974

Garage:

AZEROTH 28 LP,

310 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-080-32-00-7

Bedrooms: 0

Bathrooms:

Square Feet: 8,571

Lot Size: 1.23 AC

Year Built: 1960

Garage:

WINKLER WESLEY & WANDA TRUST

319 PLYMOUTH AVE, BAKERSFIELD, CA 93308

APN: 114-080-21-00-5

Bedrooms: 3

Bathrooms: 1

Square Feet: 1,142

Lot Size: 7,405 SF

Year Built: 1945

Garage: A

HENDRIX STEVEN SR

323 PLYMOUTH AVE, BAKERSFIELD, CA 93308

APN: 114-080-28-00-6

Bedrooms: 0

Bathrooms:

Square Feet: 4,400

Lot Size: 16,988 SF

Year Built: 1977

Garage:

MPSN HOLDINGS 1 LP

309 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-240-09-00-7

Bedrooms: 2

Bathrooms: 1

Square Feet: 954

Lot Size: 13,068 SF

Year Built: 1919

Garage: A

CPC OF THE WMM BAKERSFIELD CA ONE INC,

307 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-240-10-00-9

Bedrooms: 0

Bathrooms:

Square Feet: 1,250

Lot Size:

Year Built: 1921

Garage: D

CPC OF THE WMM BAKERSFIELD CA ONE INC,

305 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-240-11-00-2

Bedrooms: 0

Bathrooms:

Square Feet: 2,016

Lot Size: 8,276 SF

Year Built: 1931

Garage:

PENTE HOLINESS CHR-SO CA CONF

320 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 144-080-24-00-3

MORRIS DIANNA R LIVING TRUST

320 ROBERTS LN, BAKERSFIELD, CA 93308

APN: 114-080-24-00-4

Bedrooms:	0	Bathrooms:		Bedrooms:	0	Bathrooms:	
Square Feet:	1,496	Lot Size:	21,344 SF	Square Feet:	1,560	Lot Size:	29,620 SF
Year Built:	1983	Garage:	G	Year Built:	1921	Garage:	
CHILDRESS FMLY TR				VILLALTA MONICA YESENIA GODOY			
314 PLYMOUTH AVE, BAKERSFIELD, CA 93308				320 PLYMOUTH AVE, BAKERSFIELD, CA 93308			
APN:	114-042-22-00-0			APN:	114-042-01-00-9		
Bedrooms:	0	Bathrooms:		Bedrooms:	2	Bathrooms:	1
Square Feet:	6,206	Lot Size:	13,503 SF	Square Feet:	792	Lot Size:	8,275 SF
Year Built:	1926	Garage:		Year Built:	1949	Garage:	G
GILLESPIE ANTHONY & ERIN				CALDONA FELIX			
308 MONETA AVE, BAKERSFIELD, CA 93308				306 MONETA AVE, BAKERSFIELD, CA 93308			
APN:	114-110-13-00-0			APN:	114-110-12-00-7		
Bedrooms:	2	Bathrooms:	1	Bedrooms:	3	Bathrooms:	1
Square Feet:	773	Lot Size:	7,840 SF	Square Feet:	1,242	Lot Size:	7,840 SF
Year Built:	1948	Garage:		Year Built:	1908	Garage:	
GAMINO LOUIS PAUL II SEPARATE PROP TRUST				NY FAMILY TRUST			
301 ROBERTS LN, BAKERSFIELD, CA 93308				401 PLYMOUTH AVE, BAKERSFIELD, CA 93308			
APN:	114-240-12-00-5			APN:	114-110-10-00-1		
Bedrooms:	2	Bathrooms:	1	Bedrooms:	2	Bathrooms:	1
Square Feet:	1,252	Lot Size:	11,325 SF	Square Feet:	1,139	Lot Size:	5,227 SF
Year Built:	1937	Garage:	A	Year Built:	1937	Garage:	A



PUBLIC SCHOOL REPORT**306 ROBERTS LN, BAKERSFIELD, CA 93308-4344**

Public School Statistics

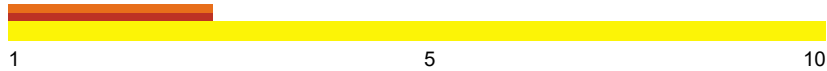
Standard Elementary**.75 from subject property**

115 E. Minner Ave.
Bakersfield, CA 93308-3552
(661) 392-2120

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:18.5
- Full Time Equivalent Administrators : 25

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
80	77	80	78	61	75	451

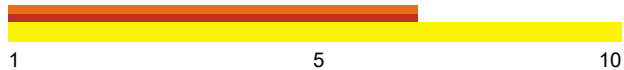
API Score**Beardsley Intermediate****.84 from subject property**

1001 Roberts Ln.
Bakersfield, CA 93308-3308
(661) 392-1417

- Grade 4 - Grade 6
- Student Teacher Ratio: 1:22.1
- Full Time Equivalent Administrators : 29

Grade Membership

<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
134	143	160	437

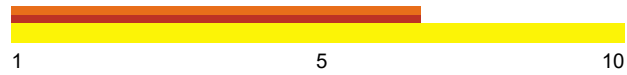
API Score**Standard Middle****.67 from subject property**

1222 N. Chester Ave.
Bakersfield, CA 93308-3521
(661) 392-2130

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:21.4
- Full Time Equivalent Administrators : 50

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
316	335	330	981

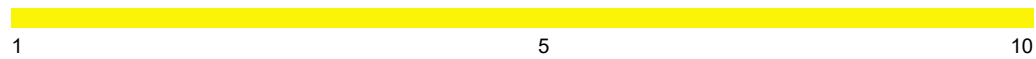
API Score**Valley Oaks Charter****1.28 from subject property**

3501 Chester Ave.
Bakersfield, CA 93301-1629
(661) 633-5288

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:23.5
- Full Time Equivalent Administrators : 45

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
56	52	79	74	65	73	91	80	85	52	58	54	36	855

API Score



PRIVATE SCHOOL REPORT

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

Private School Statistics

GOLDEN STATE BAPTIST SCHOOLS

.52 from subject property

427 WOODROW AVENUE
BAKERSFIELD, CA 93308-3329
(661) 393-1513

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:7.5
- Full Time Equivalent Administrators : 4

- Gender: Coed
- Baptist

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 12</u>	<u>Total</u>
3	3	2	3	2	1	6	3	2	3	2	30

BETHEL APOSTOLIC ACADEMY

.88 from subject property

1418 W COLUMBUS STREET
BAKERSFIELD, CA 93301-1112
(661) 323-2851

- Prekindergarten - Grade 12
- Student Teacher Ratio: 1:17.2
- Full Time Equivalent Administrators : 6

- Gender: Coed
- Pentecostal

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
52	13	8	6	9	6	10	8	7	9	10	8	3	6	155

ETERNITY PREPARATORY HIGH SCHOOL

1.23 from subject property

48 MANOR STREET
BAKERSFIELD, CA 93308-9331
(661) 327-7838

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:1.1
- Full Time Equivalent Administrators : 45.6

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
17	13	9	11	52

GARCES MEMORIAL HIGH SCHOOL

1.67 from subject property

2800 LOMA LINDA DRIVE
BAKERSFIELD, CA 93305-1724
(661) 327-2575

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:15.4
- Full Time Equivalent Administrators : 43.3

- Gender: Coed
- Roman Catholic

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
163	198	140	167	668

OUR LADY OF PERPETUAL HELP SCHOOL
1.67 from subject property

124 COLUMBUS STREET
BAKERSFIELD, CA 93305-1705
(661) 327-7741

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:18.6
- Full Time Equivalent Administrators : 15.4

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
31	26	28	34	32	30	34	36	36	287

CARDEN SCHOOL OF BAKERSFIELD
2.35 from subject property

714 COLUMBUS STREET # A
BAKERSFIELD, CA 93305-1812
(661) 325-2271

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:6.4
- Full Time Equivalent Administrators : 10

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
13	10	6	8	9	8	8	5	5	5	77



PRIVATE SCHOOL REPORT

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

Private School Statistics

LIGHTHOUSE CHRISTIAN

2.66 from subject property

1417 H STREET
BAKERSFIELD, CA 93301-5115
(661) 324-2751

- Grade 2 - Grade 12
- Student Teacher Ratio: 1:12.8
- Full Time Equivalent Administrators : 11

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
1	3	2	7	8	20	19	22	18	26	15	141

OLIVE KNOLLS CHRISTIAN SCHOOL

2.77 from subject property

6201 FRUITVALE AVENUE
BAKERSFIELD, CA 93308-2706
(661) 393-3566

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:20.5
- Full Time Equivalent Administrators : 11.5

- Gender: Coed
- Church of the Nazarene

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
216	36	34	28	24	23	19	20	25	27	452

OUR LADY OF GUADALUPE SCHOOL

3.23 from subject property

609 E CALIFORNIA AVENUE
BAKERSFIELD, CA 93307-1143
(661) 323-6059

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:14.7
- Full Time Equivalent Administrators : 9.6

- Gender: Coed
- Roman Catholic

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
24	15	10	16	17	15	11	21	16	20	165

ST FRANCIS SCHOOL

3.29 from subject property

2516 PALM STREET
BAKERSFIELD, CA 93304-1818
(661) 326-7955

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:26.1
- Full Time Equivalent Administrators : 19.3

- Gender: Coed
- Roman Catholic

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
65	60	60	57	54	49	54	59	56	54	568

LITTLE RED SCHOOL HOUSE
3.38 from subject property

4601 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309-1105
(661) 324-5774

- Prekindergarten - Grade 1
- Student Teacher Ratio: 1:18.0
- Full Time Equivalent Administrators : 4

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>Total</u>
86	50	22	158

AGAPELAND CHRISTIAN ACADEMY
3.40 from subject property

1030 4TH STREET
BAKERSFIELD, CA 93304-2204
(661) 325-4321

- Prekindergarten - Grade 5
- Student Teacher Ratio: 1:15.6
- Full Time Equivalent Administrators : 4.1

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
48	28	14	9	7	3	3	112



PRIVATE SCHOOL REPORT**306 ROBERTS LN, BAKERSFIELD, CA 93308-4344**

Private School Statistics

STOCKDALE CHRISTIAN SCHOOLS**3.49 from subject property**

4901 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309-1111
(661) 327-3927

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:19.8
- Full Time Equivalent Administrators : 37.1

- Gender: Coed
- Assembly of God

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
150	84	90	90	66	62	87	77	90	90	886

FIRST EXPERIENCE PRESCHOOL**4.09 from subject property**

4600 STOCKDALE HIGHWAY
BAKERSFIELD, CA 93309-2615
(661) 395-0225

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:6.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
82	6	88



NEIGHBORHOOD DEMOGRAPHICS

306 ROBERTS LN, BAKERSFIELD, CA 93308-4344

Population Demographics

Area	2011	2020	Growth Rate	Growth Centile
ZIP 93308-4344	52,993	55,211	4.2%	56.9%
National	306,603,772	326,569,308	6.5%	62.5%

Household Demographics

Area	2011	2020	Household Growth Rate	Average Household Size
ZIP 93308-4344	18,871	20,080	6.4%	2.7
National	114,761,359	122,354,219	6.6%	2.6

Family Demographics

Area	2011	2020	Family Growth Rate
ZIP 93308-4344	12,720	13,106	3.0%
National	76,507,230	79,849,830	4.4%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 93308-4344	7.3%	6.5%	7.7%	6.1%	7.0%	26.2%	25.3%	11.6%	2.4%
National	6.0%	6.1%	6.5%	6.5%	6.7%	26.5%	25.6%	14.1%	2.0%

Gender Ratio

Area	2020	Male Ratio	Female Ratio
ZIP 93308-4344		49.5%	50.5%
National		49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 93308-4344	26.2%	27.4%	29.0%	10.5%	3.9%
National	18.4%	20.6%	30.0%	15.6%	7.1%

Median Household Income Demographics		
Area	2020	Per Capita Income
ZIP 93308-4344	\$46,071.00	\$22,905.19
National	\$64,994.00	\$34,299.49
Household Income Percentile Demographics		
Area	National	State
ZIP 93308-4344	24.5%	14.4%



PLAT MAP

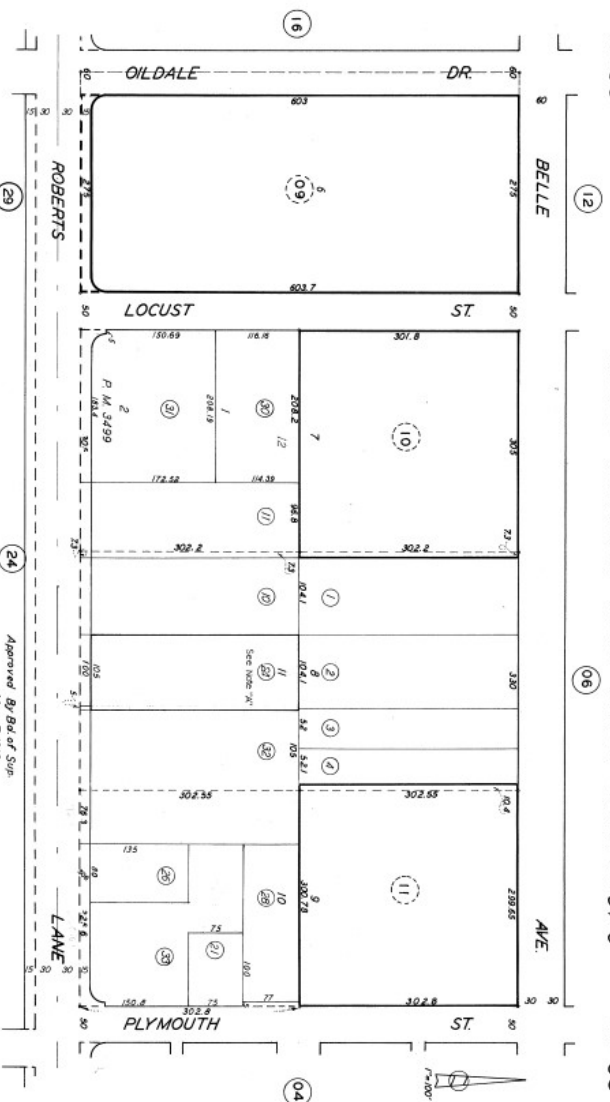
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114-08

CITRUS TERRACE VILLA TRACT SCHOOL DIST. 57-5

114-08





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