



Date: 02/10/2021
Property: , WOODY, CA 93287
APN: 061-180-31-00-8
County: KERN

Subject Property Location

Property Address

City, State & Zip WOODY, CA 93287
 County KERN COUNTY
 Mailing Address PO BOX 425, GLENNVILLE, CA 93226-0425
 Map Reference

Thomas Bros Pg-Grid

Report Date: 02/10/2021

Order ID: R30261329

Property Use Farm (Irrigated or Dry)
 Parcel Number 061-180-31-00-8
 Census Tract 0052.01

Legal Description

Lot	
Section/Block	/
Tract No	
Abbrev. Description	PARCEL MAP 12097, LOT 1

Current Ownership Information

Owner Name(s)	BEARD FRED L	Sale Price	
		Sale Date	
		Recording Date	
Vesting		Recorder Doc #	
		Book / Page	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Loan Officer Insights

No details available

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,467,376/79.6
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Agricultural/Rural	View		Elevator	
	Land Use	Farm (Irrigated or Dry)			Zoning	

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	Agricultural
	Total Taxable Value	\$17,303	Tax Amount	\$190	Tax Rate Area	86-000
	Land Value	\$17,303	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		



Subject Property Location

Property Address

City, State & Zip WOODY, CA 93287

Report Date: 02/10/2021

Order ID: R30261330

County: KERN

Comparable Sales 30 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY					0				3,467,376 / 79.6		
1		150 VISTA DEL LAGO LN	01/28/2016	\$575,000	\$220	2,617	0	4	3	1975	53,143/1.22	Pool and spa or hot tub (both) - B	
2		34556 SHERWOOD AVE	01/29/2016	\$265,000			0				3,406,828/78.21		
3		1 STORMY LN	02/05/2016	\$199,000			0				1,715,393/39.38		
4		2817 SUMMIT CIR	02/12/2016	\$112,000	\$90	1,250	5	2	1	1960	129,373/2.97		
5		10720 PALADINO DR	02/17/2016	\$325,000	\$187	1,738	0	3	2	1974	108,900/2.5		
6		237 GERALD ST	02/25/2016	\$143,000	\$138	1,040	0	2	2	1981	108,900/2.5		
7		14150 CLAY CT	03/03/2016	\$160,000	\$114	1,408	0	3	2	2006	975,308/22.39		
8		2820 SUMMIT CIR	03/09/2016	\$120,000	\$99	1,208	5	2	2	1962	122,404/2.81		
9		4200 BOISE ST UNIT 12B	03/15/2016	\$130,000	\$75	1,724	0	2	2	1977	277,477/6.37		
10		460 TICE RD	03/16/2016	\$650,000	\$180	3,609	0	3	3	1965	628,135/14.42		
11		4702 BRIDLE LN	03/22/2016	\$235,000	\$177	1,326	0	2	2	1988	49,223/1.13		
12		3713 VALLEY ST	03/24/2016	\$415,000	\$138	3,017	0	2	3	1981	107,158/2.46		
13		37 LINNS CT	04/04/2016	\$200,000	\$150	1,332	0	2	1	1983	62,726/1.44		
14		3138 WILDLIFE TRL	05/06/2016	\$189,000	\$94	2,000	0	3	3	1982	108,900/2.5		
15		3620 OAK MEADOW RD	05/06/2016	\$145,000	\$151	960	0	4	1	1959	108,900/2.5		
16		6708 SUSAN ST	05/12/2016	\$350,000	\$185	1,889	0	3	2	1997	137,650/3.16		
17		8889 SIERRA WAY	05/13/2016	\$369,000	\$199	1,856	0	3	3	1988	163,350/3.75		
18		7424 4TH ST	05/17/2016	\$230,000	\$94	2,450	0	4	2	1983	81,022/1.86		
19		8918 CALIENTE BODFISH RD	06/02/2016	\$128,000	\$115	1,114	0	4	2	2000	99,317/2.28		
20		13402 CALIENTE BODFISH RD	06/21/2016	\$95,000	\$72	1,323	0	2	1	1972	332,798/7.64		
21		224 SPLIT MOUNTAIN WAY	06/22/2016	\$100,000	\$66	1,512	0	3	2	1986	48,787/1.12		
22		501 CANYON DR	06/28/2016	\$70,000			0				871,200/20		
23		2304 ANGLER AVE	06/29/2016	\$135,000	\$70	1,919	0	3	2	1948	68,825/1.58		
24		HWY 65	07/11/2016	\$195,000			0				1,657,894/38.06		
25		2680 EDNA ST	07/12/2016	\$64,000	\$98	656	0	1	1	1959	108,900/2.5		
26		10600 GRANITE RD	07/15/2016	\$1,215,000			0				7,485,786/171.85		
27		3934 CEED LN	07/15/2016	\$190,000	\$111	1,718	0	3	2	1984	108,900/2.5		
28		102 HOEBECK ST	07/20/2016	\$105,500	\$67	1,576	0	3	2	1966	49,658/1.14		
29		2160 REMBACH AVE	07/28/2016	\$55,000	\$52	1,056	0	2	1	1984	55,757/1.28		
30		6540 10TH ST	08/12/2016	\$65,000	\$162	400	0	1	1	1962	91,476/2.1		

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Area Sales Analysis

Total Area Sales/ Count	\$7,439,982/ 30	Median # of Baths	2	Median Lot Size (SF/AC)	211,266 /4.85
Price Range - 2 years	\$31,500 - \$675,000	Median # of Bedrooms	3	Median Year Built	1974
Age Range	17 - 156	Median Living Area (SF)	1,704	Median Value	\$229,000
Median Age	47	Median Price (\$/SF)	\$167/SF		

Subject Property Location
Property Address

City, State & Zip

WOODY, CA 93287

County

KERN COUNTY

Mailing Address

PO BOX 425, GLENNVILLE, CA 93226-0425

Map Reference

Report Date: 02/10/2021

Order ID: R30261331

Property Use

Farm (Irrigated or Dry)

Parcel Number

061-180-31-00-8

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1		Deed					

Transaction Details
Transfer

	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book / Page		Recording Date		Property Use	Farm (Irrigated or Dry)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	
	Legal Brief Description / Unit / Phase / Tract	PARCEL MAP 12097, LOT 1 / / /			Title Company Name	

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Subject Property Location

Report Date: 02/10/2021

Order ID: R30261332

Property Address

City, State & Zip

WOODY, CA 93287

County

KERN COUNTY

Mailing Address

PO BOX 425, GLENNVILLE, CA 93226-0425

Map Reference

Property Use

Farm (Irrigated or Dry)

Parcel Number

061-180-31-00-8

Nearby Neighbor #1

Address	GRANITE RD, , 93287			APN	061-180-23-00-5
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	4,471,434/102.65
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	GRANITE RD, , 93287			APN	061-180-24-00-8
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	5,217,617/119.78
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	GRANITE RD, , 93287			APN	061-180-25-00-1
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	3,746,160/86
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	GRANITE RD, , 93287			APN	061-180-22-00-2
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	3,772,296/86.6
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	14600 GRANITE RD, BAKERSFIELD, CA 93308			APN	061-180-13-00-6
Owner	ROGERS RONNIE & SUSAN FAMILY TRUST			Lot Size (SF/AC)	4,388,234/100.74
Bedrooms	0	Year Built	1992	Living Area (SF)	3,240
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/4	Phones	

Nearby Neighbor #6

Address	1775 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-66-00-5
Owner	STRATTON LINDA J			Lot Size (SF/AC)	3,273,098/75.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	1519 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-320-15-00-2
Owner	UNSELL JR, MICHAEL; UNSELL, BARBARA J			Lot Size (SF/AC)	3,037,439/69.73
Bedrooms	3	Year Built	1998	Living Area (SF)	1,440
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	1701 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-65-00-2
Owner	PETERSON LIVING TRUST			Lot Size (SF/AC)	3,281,375/75.33
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	1385 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-320-14-00-9
Owner	TOLLEY ANTONELL FAMILY TRUST			Lot Size (SF/AC)	3,038,746/69.76
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	2401 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-08-00-7
Owner	HOLMES FAMILY TRUST			Lot Size (SF/AC)	6,927,782/159.04
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	16223 S GRANITE RD, BAKERSFIELD, CA 93308			APN	074-090-12-00-1
Owner	DWIGHT G VEDDER CO			Lot Size (SF/AC)	6,983,539/160.32
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	



Report Date: 02/10/2021

Order ID: R30261333

WOODY, CA 93287

KERN COUNTY

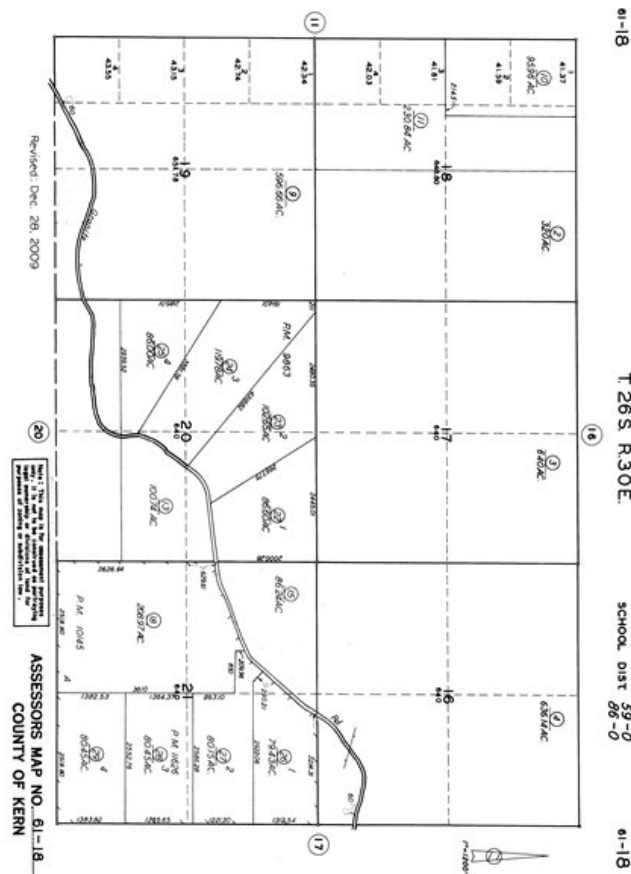
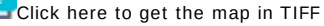
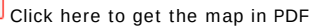
PO BOX 425, GLENNVILLE, CA 93226-0425

Property Use

Farm (Irrigated or Dry)

Parcel Number

061-180-31-00-8



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Date: 02/10/2021
Property: , WOODY, CA 93287
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 County KERN COUNTY
 Mailing Address PO BOX 425, GLENNVILLE, CA 93226-0425
 Map Reference

Thomas Bros Pg-Grid

Report Date: 02/10/2021

Order ID: R30261336

Property Use Farm (Irrigated or Dry)
 Parcel Number 061-180-32-00-1
 Census Tract 0052.01

Legal Description

Lot	
Section/Block	/
Tract No	
Abbrev. Description	PARCEL MAP 12097, LOT 2

Current Ownership Information

Owner Name(s)	BEARD FRED L	Sale Price	
		Sale Date	
		Recording Date	
Vesting		Recorder Doc #	
		Book / Page	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Loan Officer Insights

No details available

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,439,933/78.97
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Agricultural/Rural	View		Elevator	
	Land Use	Farm (Irrigated or Dry)			Zoning	

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	Agricultural
	Total Taxable Value	\$17,166	Tax Amount	\$188	Tax Rate Area	86-000
	Land Value	\$17,166	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		



Subject Property Location

Property Address

City, State & Zip WOODY, CA 93287

Report Date: 02/10/2021

Order ID: R30261337

County: KERN

Comparable Sales 9 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY					0				3,439,933 / 78.97		
1		2401 POSO FLAT RD	04/05/2018	\$450,000			0				6,927,782/159.04		
2		10600 GRANITE RD	07/15/2016	\$1,215,000			0				7,485,786/171.85		
3		HWY 155	01/07/2020	\$324,000			0				23,121,648/530.8		
4		19442 GARCES HWY	10/02/2018	\$565,000	\$176	3,207	0	4	3	1971	6,969,600/160		
5		4400 BLUE MOUNTAIN RD	03/29/2018	\$550,000	\$103	5,359	0	2	1	1938	6,762,254/155.24		
6		37572 FAMOSO RD	08/01/2018	\$235,000			0				6,904,696/158.51		
7		CHASE AVE	12/22/2020	\$600,000			0				6,627,218/152.14		
8		HIGHWAY 65	09/12/2017	\$413,000			0				17,648,770/405.16		
9		16654 HIGHWAY 65	08/02/2019	\$335,000			0				6,969,600/160		

Area Sales Analysis					
Total Area Sales/ Count	\$7,654,982/ 9	Median # of Baths	2	Median Lot Size (SF / AC)	211,266 /4.85
Price Range - 2 years	\$31,500 - \$675,000	Median # of Bedrooms	3	Median Year Built	1974
Age Range	17 - 156	Median Living Area (SF)	1,704	Median Value	\$229,000
Median Age	47	Median Price (\$/SF)	\$167/SF		

Subject Property Location

Property Address

City, State & Zip WOODY, CA 93287

Report Date: 02/10/2021

Order ID: R30261337

County: KERN

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	WOODY, CA 93287	10600 GRANITE RD BAKERSFIELD, CA 93308-9120	37572 FAMOSO RD BAKERSFIELD, CA 93308	2401 POSO FLAT RD BAKERSFIELD, CA 93308-9144
Distance (Mi)				
Subdivision				
APN	061-180-32-00-1	061-130-26-00-9	074-090-07-00-7	061-200-08-00-7
Recording Date		07/15/2016	08/01/2018	04/05/2018
Purchase Price		\$1,215,000	\$235,000	\$450,000
Living Area (SF)				
Price (\$/SF)				
Lot Size (SF/AC)	3,439,933/78.97	7,485,786/171.85	6,904,696/158.51	6,927,782/159.04
BR/BA	0/0	0/0	0/0	0/0
Year Built				

Subject Property					
Address	 WOODY, CA 93287			Distance (Mi)	
Owner	BEARD FRED L			County	KERN
Seller Name				APN	061-180-32-00-1
Sale Price		Recording Date		Census	0052.01
Sale Date		Recorder Doc Number		Land Use	Farm (Irrigated or Dry)
Sale Type		Document Description		Tract No.	
Price Code		Assessed Total	\$17,166	Map Reference	
Loan Amount		Assessed Improvement	\$	Subdivision	
Lender Name		Assessed Land	\$17,166	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built		Living Area (SF)	
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	3,439,933/78.97
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Agricultural/Rural	View		Elevator	

Area Sales Analysis					
Total Area Sales/ Count	\$7,654,982/ 9	Median # of Baths	2	Median Lot Size (SF/AC)	211,266 /4.85
Price Range - 2 years	\$31,500 - \$675,000	Median # of Bedrooms	3	Median Year Built	1974
Age Range	17 - 156	Median Living Area (SF)	1,704	Median Value	\$229,000
Median Age	47	Median Price (\$/SF)	\$167/SF		

Comparable # 1					
Address	 2401 POSO FLAT RD BAKERSFIELD, CA 93308-9144			Distance (Mi)	
Owner	HOLMES FAMILY TRUST			County	KERN
Seller Name	ROMO, ARTHUR F; ROMO, THERESA A; THE ARTHUR AND THERESA ROMO TRUST			APN	061-200-08-00-7
Sale Price	\$450,000	Recording Date	04/05/2018	Census	0052.01
Sale Date	03/15/2018	Recorder Doc Number	2180040293	Land Use	Farm (Irrigated or Dry)
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	
Price Code	Sales Price will be computed	Assessed Total	\$213,293	Map Reference	
Loan Amount		Assessed Improvement	\$137,332	Subdivision	
Lender Name		Assessed Land	\$75,961	Zoning	
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built		Living Area (SF)	
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,927,782/159.04
Construction Type	Wood	No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	Yes
Foundation Type		Style		A/C	Y
Property Type	Agricultural/Rural	View		Elevator	

Comparable # 2

Address	2 10600 GRANITE RD BAKERSFIELD, CA 93308-9120	Distance (Mi)	
Owner	HRONIS DEMETRI & MARCIE	County	KERN
Seller Name	TRAHAN JR, JOSEPH W; TRAHAN, KARIN J	APN	061-130-26-00-9
Sale Price	\$1,215,000	Recording Date	07/15/2016
Sale Date	06/10/2016	Census	0052.01
Sale Type	Full Sale	Recorder Doc Number	0216093125
Price Code	Sales Price will be computed	Land Use	Rural/Agricultural Residence
Loan Amount	\$911,250	Document Description	Grant Deed
Lender Name	VALLEY REPUBLIC BANK	Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$484,354
Prior 2nd Mtg. Amount		Map Reference	PM 6781
Bedrooms	0	Assessed Improvement	\$394,156
Bathrooms/Partial		Subdivision	
Total Rooms	0	Assessed Land	\$90,198
Construction Type	Wood	Zoning	
Exterior Walls		Prior Sale Price	
Roof Material/Type		Prior Sale Type	
Foundation Type		Prior Sale Date	
Property Type	Residential	Prior Recording Date	
		Year Built	
		Living Area (SF)	
		Price (\$/SF)	
		Garage/No. of Cars	
		Stories/Floors	
		Lot Size (SF/AC)	7,485,786/171.85
		Fireplace	0
		Pool	N
		Heat Type	Yes
		A/C	Y
		Elevator	

Comparable # 3

Address	3 HWY 155 GLENNVILLE, CA 93226	Distance (Mi)	
Owner	HOWARD HAY CO INC	County	KERN
Seller Name	WOODY RANCHES LLC	APN	052-140-12-00-5
Sale Price	\$324,000	Recording Date	01/07/2020
Sale Date	12/19/2019	Census	0052.01
Sale Type	Full Sale	Recorder Doc Number	220001635
Price Code	Sales Price will be computed	Land Use	Farm (Irrigated or Dry)
Loan Amount		Document Description	Grant Deed
Lender Name		Tract No.	
Prior 1st Mtg. Amount		Assessed Total	\$179,685
Prior 2nd Mtg. Amount		Map Reference	
Bedrooms	0	Assessed Improvement	\$40,800
Bathrooms/Partial		Subdivision	
Total Rooms	0	Assessed Land	\$138,885
Construction Type	Wood	Zoning	
Exterior Walls		Prior Sale Price	\$325,000
Roof Material/Type		Prior Sale Type	Full Sale
Foundation Type		Prior Sale Date	05/29/2017
Property Type	Agricultural/Rural	Prior Recording Date	06/27/2017
		Year Built	
		Living Area (SF)	
		Price (\$/SF)	
		Garage/No. of Cars	
		Stories/Floors	
		Lot Size (SF/AC)	23,121,648/530.8
		Fireplace	0
		Pool	N
		Heat Type	Yes
		A/C	Y
		Elevator	

Comparable # 4

Address	4 19442 GARCES HWY WOODY, CA 93287	Distance (Mi)	
Owner	SARDO SEBASTIAN SONNY & EUGENIE E	County	KERN
Seller Name	DELANEY FAMILY L P	APN	051-240-14-00-3
Sale Price	\$565,000	Recording Date	10/02/2018
Sale Date	09/19/2018	Recorder Doc Number	0218129750
Sale Type	Full Sale	Document Description	Grant Deed
Price Code	Sales Price will be computed	Assessed Total	\$452,871
Loan Amount	\$465,000	Assessed Improvement	\$362,100
Lender Name	DELANEY FAMILY LP	Assessed Land	\$90,771
Prior 1st Mtg. Amount		Prior Sale Price	
Prior 2nd Mtg. Amount		Prior Sale Date	
Bedrooms	4	Year Built	1971
Bathrooms/Partial	3/1	Garage/No. of Cars	Attached Garage/2
Total Rooms	0	Stories/Floors	
Construction Type		No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Residential	View	

Comparable # 5

Address	5 4400 BLUE MOUNTAIN RD WOODY, CA 93287	Distance (Mi)	
Owner	GARCIA GERARDO & BLANCA N	County	KERN
Seller Name	CROUSE, PATRICIA A; AUDREY N FEHLER TRUST	APN	051-220-31-00-6
Sale Price	\$550,000	Recording Date	03/29/2018
Sale Date	03/14/2018	Recorder Doc Number	0218037294
Sale Type	Full Sale	Document Description	Grant Deed
Price Code	Sales Price will be computed	Assessed Total	\$572,219
Loan Amount		Assessed Improvement	\$359,978
Lender Name		Assessed Land	\$212,241
Prior 1st Mtg. Amount	\$80,000	Prior Sale Price	\$200,000
Prior 2nd Mtg. Amount		Prior Sale Date	01/02/1997
Bedrooms	2	Year Built	1938
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/7
Total Rooms	0	Stories/Floors	1 Story
Construction Type	Wood	No. of Units	
Exterior Walls		No. of Buildings	
Roof Material/Type		Basement Type/Area	
Foundation Type		Style	
Property Type	Multi-Family (Residential)	View	

Comparable # 6

Address	6	37572 FAMOSO RD BAKERSFIELD, CA 93308			Distance (Mi)	
Owner	OPERATING ENGRS TRAINING TRUST				County	KERN
Seller Name	WILLIAMS, ROSS SCOTT; WILLIAMS, CAROL LOUISE				APN	074-090-07-00-7
Sale Price	\$235,000	Recording Date	08/01/2018	Census	0052.01	
Sale Date	06/06/2018	Recorder Doc Number	0218097148	Land Use	Farm (Irrigated or Dry)	
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.		
Price Code	Sales Price will be computed	Assessed Total	\$239,700	Map Reference		
Loan Amount		Assessed Improvement	\$	Subdivision		
Lender Name		Assessed Land	\$239,700	Zoning		
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type		
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date		
Bedrooms	0	Year Built		Living Area (SF)		
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)		
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,904,696/158.51	
Construction Type	Wood	No. of Units		Fireplace	0	
Exterior Walls		No. of Buildings		Pool	N	
Roof Material/Type		Basement Type/Area		Heat Type	Yes	
Foundation Type		Style		A/C	Y	
Property Type	Agricultural/Rural	View		Elevator		

Comparable # 7

Address	7	CHASE AVE ,			Distance (Mi)	
Owner	SINGH, SARABJITH; SARABJIT SINGH SEPERATE PROPERTY TRUST				County	KERN
Seller Name	PIAGGIO LLC				APN	387-050-32-00-8
Sale Price	\$600,000	Recording Date	12/22/2020	Census	0051.04	
Sale Date	10/12/2020	Recorder Doc Number	220199306	Land Use	Residential - Vacant Land	
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.		
Price Code	Sales Price will be computed	Assessed Total	\$1,455,556	Map Reference		
Loan Amount		Assessed Improvement	\$	Subdivision		
Lender Name		Assessed Land	\$1,455,556	Zoning		
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type		
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date		
Bedrooms	0	Year Built		Living Area (SF)		
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)		
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,627,218/152.14	
Construction Type		No. of Units		Fireplace	0	
Exterior Walls		No. of Buildings		Pool	N	
Roof Material/Type		Basement Type/Area		Heat Type		
Foundation Type		Style		A/C		
Property Type	Vacant Land	View		Elevator		

Comparable # 8

Address	8	HIGHWAY 65 , 93250		Distance (Mi)	
Owner	JAY LLC			County	KERN
Seller Name	SCHAEFER, PEGGY; THE JIM W & PEGGY SCHAEFER FAMILY TRUST			APN	060-322-23-00-2
Sale Price	\$413,000	Recording Date	09/12/2017	Census	0046.04
Sale Date	08/24/2017	Recorder Doc Number	0217122467	Land Use	Farm (Irrigated or Dry)
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	
Price Code	Sales Price will be computed	Assessed Total	\$87,679	Map Reference	
Loan Amount		Assessed Improvement	\$	Subdivision	
Lender Name		Assessed Land	\$87,679	Zoning	A
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	0	Year Built		Living Area (SF)	
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	17,648,770/405.16
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Agricultural/Rural	View		Elevator	

Comparable # 9

Address	9	16654 HIGHWAY 65 BAKERSFIELD, CA 93308-9015			Distance (Mi)	
Owner	HATHAWAY, CHAD J			County	KERN	
Seller Name	CAMP JR, DONALD M; CAMP, EDWIN A; CAMP, CLAYTON P			APN	074-061-29-00-9	
Sale Price	\$335,000	Recording Date	08/02/2019	Census	0051.03	
Sale Date	07/19/2019	Recorder Doc Number	219093684	Land Use	Rural/Agricultural - Vacant Land	
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.		
Price Code	Sales Price will be computed	Assessed Total	\$27,699	Map Reference		
Loan Amount		Assessed Improvement	\$	Subdivision		
Lender Name		Assessed Land	\$27,699	Zoning		
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type		
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date		
Bedrooms	0	Year Built		Living Area (SF)		
Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)		
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,969,600/160	
Construction Type		No. of Units		Fireplace	0	
Exterior Walls		No. of Buildings		Pool	N	
Roof Material/Type		Basement Type/Area		Heat Type		
Foundation Type		Style		A/C		
Property Type	Vacant Land	View		Elevator		

Subject Property Location
Property Address

City, State & Zip

WOODY, CA 93287

County

KERN COUNTY

Mailing Address

PO BOX 425, GLENNVILLE, CA 93226-0425

Map Reference

Report Date: 02/10/2021

Order ID: R30261338

Property Use

Farm (Irrigated or Dry)

Parcel Number

061-180-32-00-1

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1		Deed					

Transaction Details
Transfer

	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book / Page		Recording Date		Property Use	Farm (Irrigated or Dry)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	
	Legal Brief Description / Unit / Phase / Tract	PARCEL MAP 12097, LOT 2 / / /			Title Company Name	

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Subject Property Location

Report Date: 02/10/2021

Order ID: R30261339

Property Address

City, State & Zip

WOODY, CA 93287

County

KERN COUNTY

Mailing Address

PO BOX 425, GLENNVILLE, CA 93226-0425

Map Reference

Property Use

Farm (Irrigated or Dry)

Parcel Number

061-180-32-00-1

Nearby Neighbor #1

Address	GRANITE RD, , 93287			APN	061-180-23-00-5
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	4,471,434/102.65
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	GRANITE RD, , 93287			APN	061-180-24-00-8
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	5,217,617/119.78
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	GRANITE RD, , 93287			APN	061-180-25-00-1
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	3,746,160/86
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	GRANITE RD, , 93287			APN	061-180-22-00-2
Owner	ETTER DAVID & PATRICIA			Lot Size (SF/AC)	3,772,296/86.6
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	14600 GRANITE RD, BAKERSFIELD, CA 93308			APN	061-180-13-00-6
Owner	ROGERS RONNIE & SUSAN FAMILY TRUST			Lot Size (SF/AC)	4,388,234/100.74
Bedrooms	0	Year Built	1992	Living Area (SF)	3,240
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/4	Phones	

Nearby Neighbor #6

Address	1775 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-66-00-5
Owner	STRATTON LINDA J			Lot Size (SF/AC)	3,273,098/75.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	1519 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-320-15-00-2
Owner	UNSELL JR, MICHAEL; UNSELL, BARBARA J			Lot Size (SF/AC)	3,037,439/69.73
Bedrooms	3	Year Built	1998	Living Area (SF)	1,440
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	1701 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-65-00-2
Owner	PETERSON LIVING TRUST			Lot Size (SF/AC)	3,281,375/75.33
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	1385 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-320-14-00-9
Owner	TOLLEY ANTONELL FAMILY TRUST			Lot Size (SF/AC)	3,038,746/69.76
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	2401 POSO FLAT RD, BAKERSFIELD, CA 93308			APN	061-200-08-00-7
Owner	HOLMES FAMILY TRUST			Lot Size (SF/AC)	6,927,782/159.04
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	16223 S GRANITE RD, BAKERSFIELD, CA 93308			APN	074-090-12-00-1
Owner	DWIGHT G VEDDER CO			Lot Size (SF/AC)	6,983,539/160.32
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Subject Property Location

Property Address

City, State & Zip

WOODY, CA 93287

County

KERN COUNTY

Mailing Address

PO BOX 425, GLENNVILLE, CA 93226-0425

Map Reference

Report Date: 02/10/2021

Order ID: R30261340

Property Use

Farm (Irrigated or Dry)

Parcel Number

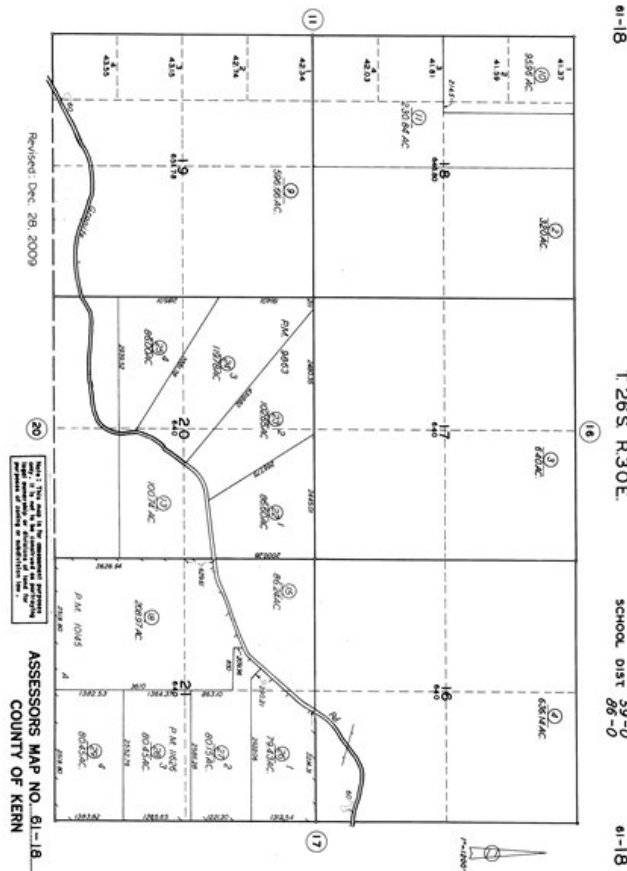
061-180-32-00-1



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