



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300005502				<p>HOUSE & SIDEWALK 3/4/2024</p>				
Parcel ID	1070-00-212-020-0-001-00								
Cadastral ID	1070-212-020-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 2							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	25704								
GUTIERREZ, CARMEN P.									
1917 ROLLO RAVINE BAKERSFIELD CA 93305-									
Parcel Location									
Situs	00313 E ADAMS ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0020 / 0212	Parcel Size 3 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.83680964 -99.62809929				Building Permits				
MILLERS ADD BLOCK 212 LOTS 20-22-24					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		788/366	KOCH, JO ANN	01/14/2025	22,000	07
					/	KOCH, JO ANN			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2026	Land Value	2,644	2,644	12%	317	Assessed	5,331	419.76
Year Frozen		Improvements	41,782	41,782		5,014	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	44,426	44,426		5,331	Total Taxable	5,331	420.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005502	GUTIERREZ, CARMEN P.			201	44,426	0	3,671	289.00
2024	2024-300005502	KOCH, JO ANN			201	47,488	1000	2,497	203.00
2023	2023-300005502	KOCH, JO ANN			201	43,048	1000	2,395	198.00
2022	2022-300005502	KOCH, JO ANN			201	37,048	1000	2,296	189.00
2021	2021-300005502	KOCH, JO ANN			201	37,462	1000	2,200	182.00
2020	2020-300005502	KOCH, JO ANN			201	36,266	1000	2,107	173.00
2019	2019-0005502	KOCH, JO ANN			201	36,266		2,017	167.00
2018	2018-0005502	KOCH, JO ANN			201	36,266		1,928	160.00
2017	2017-0005502	KOCH, JO ANN			201	36,266		1,843	153.00
2016	2016-0005502	KOCH, JO ANN			201	36,266		1,760	150.00
2015	2015-0005502	KOCH, JO ANN			201	36,385		1,680	133.00
2014	2014-0005502	KOCH, JO ANN			201	36,385		1,602	128.00
2013	2013-0005502	KOCH, JO ANN			201	36,649		1,526	122.00



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,478 / 1,478
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	350 Detached Garage - Finished
Remodel	
Year/Eff Age	1948 / 74

HOUSE & SIDEWALK	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	80.43	Total Misc Impr	+ 654
Roofing Adj	+ 3.98	Garage Cost	+ 15,898
Subfloor Adj	+ 0.00	Total RCN	= 150,237
Heat/Cool Adj	+ 1.73	Depreciation (73%)	- 109,673
Plumbing Adj	+ 4.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,564
Adj Base Cost	= 90.45	Lot Value	+ 2,644
Total Area	x 1,478	Indicated Value	= 43,208
Adjusted Cost	= 133,685	Value Per SqFt	29.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,564		
Lot Value	2,644		
Indicated Value	43,208	29.23	Per SqFt
Agland Value			
Site Improvements	130		
Total Value	43,338	29.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3662	5x4	1948	20	22.88		458
PATO	Slab Porch - Open	3663	5x4	1948	20	9.78		196



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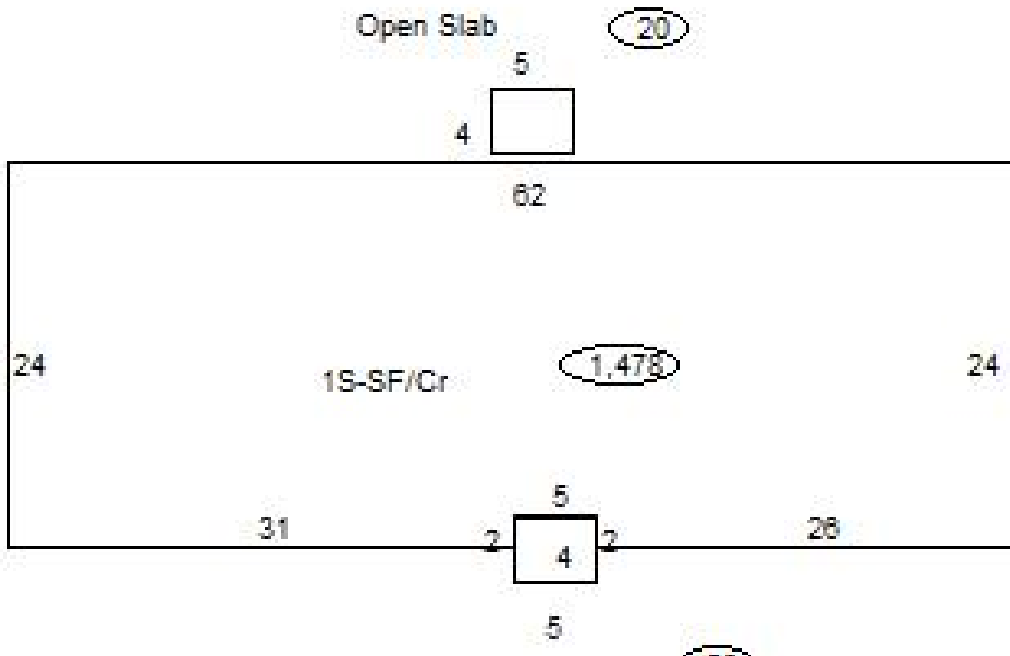
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,478	1.000	1,478
2	M	PRCH		20	Covered Slab	20	1.000	20
3	M	PATO		20	Open Slab	20	1.000	20
4	G	6		20	Det Fin Gar	350	1.000	350
Total Building Area						1,478		1,478



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	18x5x0	Concrete		90
	Qual	3	Cond 3	Year 1948	Eff Age 78	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.21 x 90)	649		649	519
						130