CHICAGO TITLE®

Property Profile

Prepared For:

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Provided By:

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Report Date: 05/08/2026 12:05 PM CDT

Subject Property:

25408 STABLE ST
TEHACHAPI , CA 93561-9305

Included Reports

- Profile Cover Sheet
- Property Overview
- Property History Detail
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Public Schools Report
- Private Schools Report
- Demographics
- Plat Map

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PROPERTY OVERVIEW — 25408 STABLE ST, TEHACHAPI, CA 93561-9305

Owner and Geographic Information

Primary Owner:
WUNDER, TALIA D

Secondary Owner:

Site Address:
25408 STABLE ST, TEHACHAPI, CA 93561-9305

Mail Address:
215 N 8TH ST, SANTA PAULA, CA 93060-2101

APN:	459-172-09-00-5		**Lot Number:**	74	**Page / Grid:**
Housing Tract Number:	3312				
Legal Description:	**Lot Code:**	74			
	Tract Number:	3312			
	Legal Brief Description:	LOT:74 TR#:3312 TRACT 3312, BLOCK, LOT 74			

Property Details

Bedrooms:	0	**Year Built:**		**Square Feet:**	
Bathrooms:	0	**Garage:**		**Lot Size:**	2.43 AC
Total Rooms:		**Fireplace:**		**Number of Units:**	0
Zoning:	E(2 1/2) R	**Pool:**		**Use Code:**	Residential-Vacant Land

Sale Information

Transfer Date:	05/16/2025	**Seller:**	BENNETT, WILLIAM J; FURBEE, DIANE J
Transfer Value:	$9,900.00	**Document#:**	225055450
Cost/Sq Feet:			

Assessment and Taxes

Assessed Value:	$25,468.00	**Percent Improvement:**	0.00%	**Homeowner Exemption:**	
Land Value:	$25,468.00	**Tax Amount:**	$291.93	**Tax Rate Area:**	125-032
Improvement Value:	$0.00	**Tax Status:**	Current	**Tax Account ID:**	
Market Improvement Value:		**Market Land Value:**		**Tax Year:**	2025
Market Value:					

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PROPERTY HISTORY DETAIL — 25408 STABLE ST, TEHACHAPI, CA 93561-9305

Transaction History Legend

Assignment Record | Foreclosure Record | Mortgage Record | Transfer Record | Release Record

Transfer Record - 05/16/2025

Recording Date:	05/16/2025	**Document#:**	225055450
Price:	$9,900.00	**Document Type:**	Grant Deed
First TD:		**Type of Sale:**	Full Amount on Deed
Lender Name:			
Buyer Name:	WUNDER, TALIA D	**Buyer Vesting:**	
Seller Name:	BENNETT, WILLIAM J; FURBEE, DIANE J		
Legal Description:	**Lot Number:** 74		
	Subdivision: TRACT 3312		
	Map Ref: MB 23 PG 106		
	City / Muni / Twp: UNINCORPORATED		

Transfer Record - 05/12/2022

Recording Date:	05/12/2022	**Document#:**	222075358
Price:	$8,200.00	**Document Type:**	Public Action or Sold for Taxes
First TD:		**Type of Sale:**	Sold for Taxes
Lender Name:			
Buyer Name:	BENNETT, WILLIAM J; FURBEE, DIANE J	**Buyer Vesting:**	JT
Seller Name:	VAN WERT LEONORA REV TRUST		
Legal Description:	**Lot Number:** 74		
	Subdivision: TRACT 3312		
	Map Ref: MB 23 PG 106		
	City / Muni / Twp: UNINCORPORATED		

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COMPARABLE SALES DATA

25408 STABLE ST, TEHACHAPI, CA 93561-9305

1: 25504 STABLE ST **2:** 25301 STABLE ST

Area Sales Analysis

Total Area Sales:	2	**Median # of Bedrooms:**	0
Median Lot Size:	95,614.575	**Median # of Baths:**	0
Median Living Area:		**Median Year Built:**	
Price Range - 2 Yrs:	$9,500.00 to $17,500.00	**Age Range:**	
Median Value:	$13,500.00	**Median Age:**	

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COMPARABLE SALES DATA — 25408 STABLE ST, TEHACHAPI, CA 93561-9305

WUNDER, TALIA D - APN: 459-172-09-00-5 - KERN COUNTY

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	25504 STABLE ST	02/07/2025	$9,500.00		0	0/0/0		98445.983784578		.10

Site Address:	TEHACHAPI, CA 93561	**APN:**	459-141-02-00-8
Doc Type:	Grant Deed	**Document #:**	225013802
Price Code:	R	**Use Code:**	Residential-Vacant Land
Buyer Name:	HERNANDEZ, JOSUE CLAUDIO - ANDRES, AIDA ELEOCADIO	**Seller Name:**	WPL HOLDINGS LLC
Loan Amount:		**Lender Name:**	
Legal:	**Lot Number:** 72		
	Map Ref: MB 23 PG 106-111		
	City/Muni/Twp: UNINCORPORATED		
	Subdivision Name: TRACT NO 3312		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	25301 STABLE ST	01/06/2025	$17,500.00		0	0/0/0		92783.1670850659		.21

Site Address:	TEHACHAPI, CA 93561	**APN:**	459-181-08-00-8
Doc Type:	Grant Deed	**Document #:**	225000912
Price Code:	R	**Use Code:**	Residential-Vacant Land
Buyer Name:	FELIX, YOHANA KARELY OCHOA	**Seller Name:**	KELLER, RICHARD
Loan Amount:		**Lender Name:**	
Legal:	**Lot Number:** 101		
	Map Ref: MB 23 PG 106		
	City/Muni/Twp: UNINCORPORATED		
	Subdivision Name: TRACT 3312		

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SUMMARY COMPARABLES — 25408 STABLE ST, TEHACHAPI, CA 93561-9305

WUNDER, TALIA D - APN: 459-172-09-00-5 - KERN COUNTY

Year Built: **Lot:** 2.43 AC **Bld/Area:** 0 **Pool:** **RM/BR/Bth:** /0/0

#	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	25504 STABLE ST	02/07/2025	$9,500.00		0	0/0/0		98445.983784578		.10
2	25301 STABLE ST	01/06/2025	$17,500.00		0	0/0/0		92783.1670850659		.21

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NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

25408 STABLE ST, TEHACHAPI, CA 93561-9305

WUNDER, TALIA D

25408 STABLE ST, TEHACHAPI, CA 93561

APN:	459-172-09-00-5		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.43 AC
Year Built:		**Garage:**	

GARCIA IVAN

25500 STABLE ST, TEHACHAPI, CA 93561

APN:	459-172-08-00-2		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.3 AC
Year Built:		**Garage:**	

WELLIVER FORESTER

25404 STABLE ST, TEHACHAPI, CA 93561

APN:	459-172-10-00-7		
Bedrooms:	3	**Bathrooms:**	2
Square Feet:	1,456	**Lot Size:**	2.42 AC
Year Built:	2008	**Garage:**	

HOFF DANIEL

25400 STABLE ST, TEHACHAPI, CA 93561

APN:	459-172-11-00-0		
Bedrooms:	1	**Bathrooms:**	1
Square Feet:	480	**Lot Size:**	3.04 AC
Year Built:	2022	**Garage:**	

HURST TYER JOAN

11500 APPALOOSA RD, TEHACHAPI, CA 93561

APN:	459-181-05-00-9		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.26 AC
Year Built:		**Garage:**	

JOHNSTON AUDREY

25401 STABLE ST, TEHACHAPI, CA 93561

APN:	459-181-06-00-2		
Bedrooms:	3	**Bathrooms:**	2
Square Feet:	1,636	**Lot Size:**	2.68 AC
Year Built:	1977	**Garage:**	D

HERNANDEZ, JOSUE CLAUDIO; ANDRES, AIDA ELEOCADIO

25504 STABLE ST, TEHACHAPI, CA 93561

APN:	459-141-02-00-8		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.26 AC
Year Built:		**Garage:**	

FIRST K C MTN TRAILS ASSOC INC

11408 HALTER DR, TEHACHAPI, CA 93561

APN:	459-172-07-00-9		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	15.11 AC
Year Built:		**Garage:**	

MONG JOSHUA L

11412 HALTER DR, TEHACHAPI, CA 93561

APN:	459-164-01-00-2		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.27 AC
Year Built:		**Garage:**	

COLOMBO CHRISTINA LIVING TRUST

25308 STABLE ST, TEHACHAPI, CA 93561

APN:	459-172-12-00-3		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.8 AC
Year Built:		**Garage:**	

BAKER, GLEN MARTIN

11501 APPALOOSA RD, TEHACHAPI, CA 93561

APN:	459-142-03-00-8		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.12 AC
Year Built:		**Garage:**	

SCHITTEK FREDA

11404 HALTER DR, TEHACHAPI, CA 93561

APN:	459-163-10-00-1		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.98 AC
Year Built:		**Garage:**	

BAKER, GLEN MARTIN

25501 STABLE ST, TEHACHAPI, CA 93561

APN:	459-142-13-00-7		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.28 AC
Year Built:		**Garage:**	

BEDELL RICHARD L

25305 STABLE ST, TEHACHAPI, CA 93561

APN:	459-181-07-00-5		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.27 AC
Year Built:		**Garage:**	

CHINCHAR ROBERT GEORGE

11500 HALTER DR, TEHACHAPI, CA 93561

APN:	459-141-01-00-5		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.16 AC
Year Built:		**Garage:**	

STEVENS HEATHER L

25505 STABLE ST, TEHACHAPI, CA 93561

APN:	459-142-05-00-4		
Bedrooms:	0	**Bathrooms:**	
Square Feet:		**Lot Size:**	2.38 AC
Year Built:		**Garage:**	

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PUBLIC SCHOOL REPORT

25408 STABLE ST, TEHACHAPI, CA 93561-9305

Public School Statistics

Tompkins Elementary — 8.26 from subject property

1120 S. Curry St.
Tehachapi, CA 93561-3561
(661) 822-2170

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:20.9
- Full Time Equivalent Administrators : 31

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
103	119	104	127	105	108	666

API Score

Golden Hills Elementary — 9.89 from subject property

20215 Park Rd.
Tehachapi, CA 93561-3561
(661) 822-2180

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:21.8
- Full Time Equivalent Administrators : 33

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
103	131	108	109	118	119	688

API Score

Jacobsen Junior High — 7.36 from subject property

711 Anita Dr.
Tehachapi, CA 93561-3561
(661) 822-2150

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:24.2
- Full Time Equivalent Administrators : 48

Grade Membership

GR - 6	GR - 7	GR - 8	Total
378	380	376	1,134

API Score

Tehachapi High — 7.22 from subject property

801 S. Dennison
Tehachapi, CA 93561-3561
(661) 822-2130

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.8
- Full Time Equivalent Administrators : 62

Grade Membership

GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
2	1	427	383	380	318	1,511

API Score

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PRIVATE SCHOOL REPORT

25408 STABLE ST, TEHACHAPI, CA 93561-9305

Private School Statistics

CARDEN SCHOOL OF TEHACHAPI

10.10 from subject property

20419 BRIAN WAY
TEHACHAPI, CA 93561-8764
(661) 822-9565

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:16.9
- Full Time Equivalent Administrators : 9

- Gender: Coed
- Nonsectarian

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
18	13	14	20	17	19	20	14	17	152

HERITAGE OAK SCHOOL

10.82 from subject property

20915 SCHOUT ROAD
TEHACHAPI, CA 93561-6400
(661) 823-0885

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:5.9
- Full Time Equivalent Administrators : 12.3

- Gender: Coed
-

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
5	9	8	9	6	7	6	2	9	4	4	3	1	73

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NEIGHBORHOOD DEMOGRAPHICS — 25408 STABLE ST, TEHACHAPI, CA 93561-9305

Population Demographics

Area	2000	2009	2014	Growth Rate	Growth Centile
ZIP 93561-9305	35,542	35,133			41.6%
National	306,603,772	326,569,308		6.5%	62.5%

Household Demographics

Area	2000	2009	2014	Household Growth Rate	Average Household Size
ZIP 93561-9305	11,399	12,247		7.4%	2.5
National	114,761,359	122,354,219		6.6%	2.6

Family Demographics

Area	2000	2009	Family Growth Rate
ZIP 93561-9305	8,339	8,058	
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 93561-9305	6.0%	5.7%	6.6%	5.6%	3.8%	27.9%	25.3%	18.0%	1.3%
National	6.0%	6.1%	6.5%	6.5%	6.7%	26.5%	25.6%	14.1%	2.0%

Gender Ratio

Area	2009	Male Ratio	Female Ratio
ZIP 93561-9305		57.0%	43.0%
National		49.2%	50.8%

Household Income Demographics

Area	% < $25K	% $25K-50K	% $50K-100K	% $100K-150K	% >$150K
ZIP 93561-9305	15.9%	21.0%	31.1%	18.1%	8.5%
National	18.4%	20.6%	30.0%	15.6%	7.1%

Median Household Income Demographics

Area	2009	2014	Per Capita Income
ZIP 93561-9305	$65,401.00		$30,864.13
National	$64,994.00		$34,299.49

Household Income Percentile Demographics

Area	National	State
ZIP 93561-9305	63.6%	40.8%

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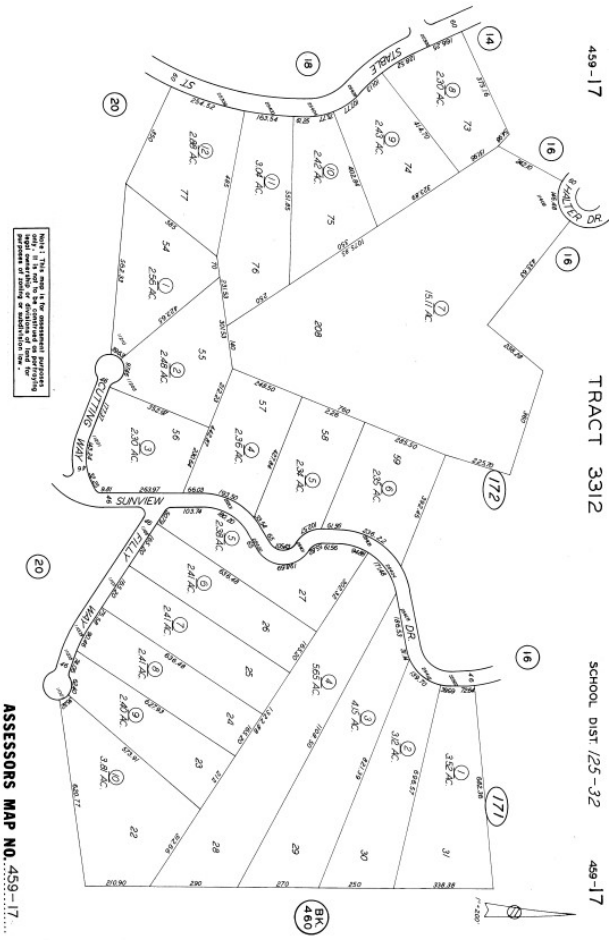
PLAT MAP

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Click map image to view PDF version

[Click here to learn how to read an assessor's plat map]



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