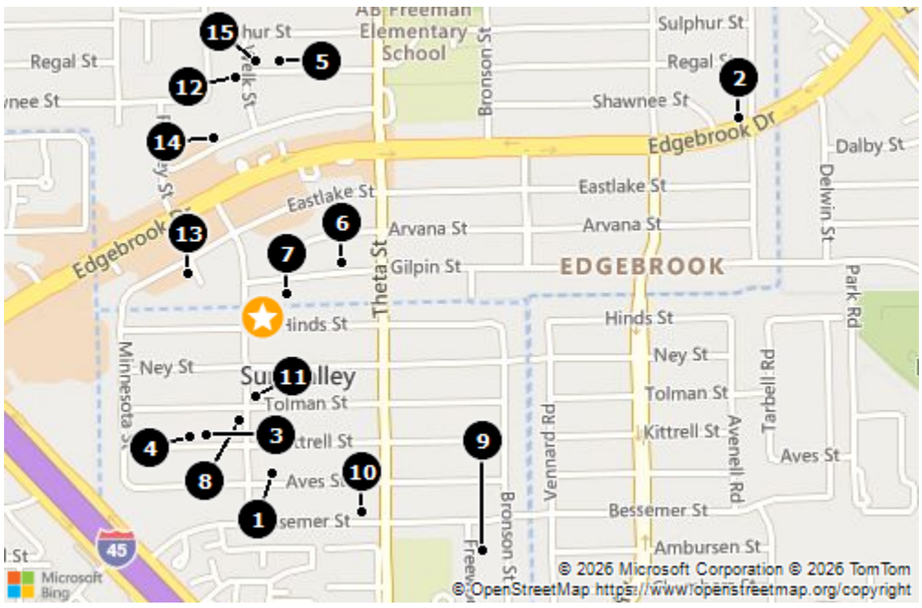
ICE SiteX Report

OrderID: 98722631

SiteX Property Information Report



Subject Property Location

10007 HINDS ST, HOUSTON, TX 77034-1941

County:	**HARRIS TX**	Census Tract:	482013210.023002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0901660000031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$188,680 - $235,320	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	021 041 042 043
Assd Land Value:	$65,550	Market Land Value:	$65,550	Tax Year:	2026
Assd Improvement:	$128,617	Market Improvment Value:	$128,617	Total Taxable Value:	$2,179
Total Assessed Value:	$194,167	Total Assessor Market Value:	$194,167	Delinquent Year:	
				Tax Account ID:	090-166-000-0031
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31 Block: 20 Section: 2 District: 061 Subdivision: SUN VALLEY Map Ref: MAP 5752A

Abbreviated Description:	LT 31 BLK 20 SUN VALLEY SEC 2
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	6,900 SF	Bedrooms:	3	Pool:	
Building Area:	1407 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2025	Sales Price:	$90,333
Document #:	2025-402341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/17/2021	Loan Amount:	N/A
Document #:	2021-663490 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	
Legal Description:			

Lot: 31 Block: 20 Section: 2 Subdivision: SUN VALLEY

Prior Transfer

Recording Date:	11/20/2009	Sales Price:	$147,750
Document #:	20090529096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/06/2009	Sales Price:	N/A
Document #:	20090457855 BK-PG 06805-1495	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/01/2009		

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Document Type:
Legal Description:
Lot: 31 Block: 20 Subdivision: SUN VALLEY SECTION 2 Map Ref: MAP54 PG68

Mortgage Record

Recording Date:	11/04/2003	Loan Amount:	N/A
Document #:	X164370 BK-PG 57784-1192	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 31 Block: 20 Subdivision: SUN VALLEY SECTION TWO

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Block: 20 Section: 2 District: 061 Subdivision: SUN VALLEY Map Ref: MAP 5752A
Abbreviated Description: LT 31 BLK 20 SUN VALLEY SEC 2
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,261 SF	Median # of Baths	2
Median Living Area	1,542 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	63 years to 71 years
Median Value		Median Age	66 years

Comparable Sales Data

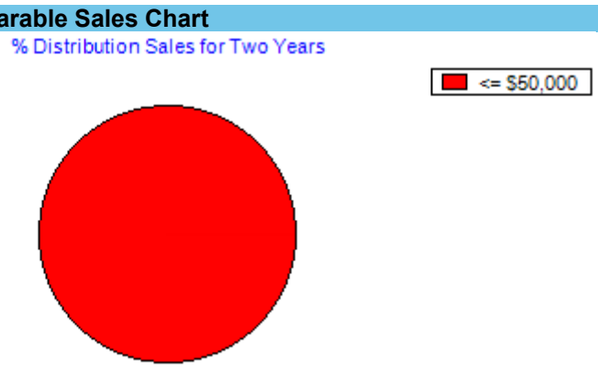
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**10011 AVES ST** **HOUSTON, TX 77034-1903**	10/16/2026			1116	5/3/1	1955	6,900 SF	
		APN: 0881280000030 Document #: 2026-418803 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 10 Subdivision: SUN VALLEY SECTION 1 MapRef: VOL 52 PG 60 Abbreviated Description: Lot:30 Block:10 Subdivision:SUN VALLEY SECTION 1 Map Ref:VOL 52 PG 60								
2	.27Mi.	**2342 WELK ST** **HOUSTON, TX 77034-1248**	10/13/2026			1178	6/3/2	1963	8,202 SF	
		APN: 0940790000023 Document #: 2026-413343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 28 Section: 5 Subdivision: SUN VALLEY MapRef: VOL 79 PG 66 Abbreviated Description: Lot:23 Block:28 Section:5 Subdivision:SUN VALLEY Map Ref:VOL 79 PG 66								
3	.19Mi.	**9939 KITTRELL ST** **HOUSTON, TX 77034-1906**	08/31/2026			1154	6/4/1	1955	6,900 SF	
		APN: 0881320000019 Document #: 2026-354343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 14 Section: 1 Subdivision: SUN VALLEY MapRef: VOL 52 PG 60 Abbreviated Description: Lot:19 Block:14 Section:1 Subdivision:SUN VALLEY Map Ref:VOL 52 PG 60								
4	.2Mi.	**9931 KITTRELL ST** **HOUSTON, TX 77034-1906**	06/22/2026			1542	7/3/1	1955	6,900 SF	
		APN: 0881320000021 Document #: 2026-247096 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 14 Subdivision: SUN VALLEY SEC I MapRef: VOL 52 PG 60 Abbreviated Description: Lot:21 Block:14 Subdivision:SUN VALLEY SEC I Map Ref:VOL 52 PG 60								
5	.36Mi.	**847 REGAL ST** **HOUSTON, TX 77034-1230**	06/12/2026			1647	6/3/2	1963	6,708 SF	
		APN: 0940830000027 Document #: 2026-232875 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 32 Section: 5 Subdivision: SUN VALLEY MapRef: VOL 79 PG 66 Abbreviated Description: Lot:27 Block:32 Section:5 Subdivision:SUN VALLEY Map Ref:VOL 79 PG 66								
6	.13Mi.	**819 GILPIN ST** **HOUSTON, TX 77034-1935**	05/11/2026			1748	7/3/1	1955	6,691 SF	
		APN: 0924730000016 Document #: 2026-181643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 24 Section: 4 Subdivision: SUN VALLEY MapRef: VOL 61 PG 24 Abbreviated Description: Lot:16 Block:24 Section:4 Subdivision:SUN VALLEY Map Ref:VOL 61 PG 24								
7	.05Mi.	**914 GILPIN ST** **HOUSTON, TX 77034-1938**	10/24/2025			1485	6/3/2	1955	7,980 SF	
		APN: 0924710000005 Document #: 2025-423608 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 20 Section: 4 Subdivision: SUN VALLEY MapRef: VOL 61 PG 24 Abbreviated Description: Lot:5 Block:20 Section:4 Subdivision:SUN VALLEY Map Ref:VOL 61 PG 24								
8	.1Mi.	**9954 NEY ST** **HOUSTON, TX 77034-1947**	10/13/2025			1666	7/3/2	1961	8,281 SF	
		APN: 0901480000014 Document #: 2025-405834 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 15 Section: 3 Subdivision: SUN VALLEY MapRef: VOL 55 PG 7 Abbreviated Description: Lot:14 Block:15 Section:3 Subdivision:SUN VALLEY Map Ref:VOL 55 PG 7								
9	.45Mi.	**8511 FREEWOOD ST** **HOUSTON, TX 77034-2844**	10/13/2025			2060	7/3/2	1957	7,919 SF	
		APN: 0881220000003 Document #: 2025-406454 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: SUN VALLEY Legal Unit: 1 MapRef: VOL 52 PG 60 Abbreviated Description: Lot:3 Block:4 Subdivision:SUN VALLEY Legal Unit:1 Map Ref:VOL 52 PG 60								

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10	.31Mi.	**10123 BESSEMER ST** **HOUSTON, TX 77034-2705**	09/03/2025	1692	5/3/1	1955	7,022 SF
	APN: 0881250000019 Document #: 2025-349388 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 7 Subdivision: SUN VALLEY SEC I MapRef: VOL 52 PG 60 Abbreviated Description: Lot:19 Block:7 Subdivision:SUN VALLEY SEC I Map Ref:VOL 52 PG 60						
11	.11Mi.	**10003 TOLMAN ST** **HOUSTON, TX 77034-1917**	08/22/2025	1890	5/3/1	1960	7,475 SF
	APN: 0901620000032 Document #: 2025-332327 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 16 Subdivision: SUN VALLEY Abbreviated Description: Lot:32 Block:16 Subdivision:SUN VALLEY						
12	.34Mi.	**2318 WELK ST** **HOUSTON, TX 77034-1248**	07/28/2025	1198	6/3/2	1963	6,900 SF
	APN: 0940790000017 Document #: 2025-292387 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 28 Subdivision: SUN VALLEY SECTION 5 MapRef: VOL 79 PG 66 Abbreviated Description: Lot:17 Block:28 Subdivision:SUN VALLEY SECTION 5 Map Ref:VOL 79 PG 66						
13	.12Mi.	**1038 EASTLAKE ST** **HOUSTON, TX 77034-1922**	07/07/2025	1399	6/3/2	1960	7,802 SF
	APN: 0924720000007 Document #: 2025-259340 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 23 Section: 4 Subdivision: SUN VALLEY MapRef: VOL 61 PG 24 Abbreviated Description: Lot:7 Block:23 Section:4 Subdivision:SUN VALLEY Map Ref:VOL 61 PG 24						
14	.27Mi.	**919 SHAWNEE ST** **HOUSTON, TX 77034-1238**	06/24/2025	1422	7/3/2	1963	12,158 SF
	APN: 0940790000026 Document #: 2025-242139 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 28 Section: 5 Subdivision: SUN VALLEY MapRef: VOL 79 PG 66 Abbreviated Description: Lot:26 Block:28 Section:5 Subdivision:SUN VALLEY Map Ref:VOL 79 PG 66						
15	.36Mi.	**859 REGAL ST** **HOUSTON, TX 77034-1230**	06/23/2025	1724	6/3/2	1963	7,261 SF
	APN: 0940830000030 Document #: 2025-238339 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 32 Section: 5 Subdivision: SUN VALLEY MapRef: VOL 79 PG 66 Abbreviated Description: Lot:30 Block:32 Section:5 Subdivision:SUN VALLEY Map Ref:VOL 79 PG 66						

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.

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.	**10007 HINDS ST**		$194,167	$194,167	1,407	5/3/2	1960	6,900 SF	
.01Mi.	**10011 HINDS ST**		$184,174	$184,174	1,231	5/3/1	1961	6,900 SF	
.01Mi.	**10003 HINDS ST**		$188,541	$188,541	1,360	5/3/2	1960	7,475 SF	
.02Mi.	**10015 HINDS ST**		$195,508	$195,508	1,423	5/3/1	1961	6,900 SF	
.03Mi.	**926 GILPIN ST**		$234,467	$234,467	1,380	5/3/2	1955	7,427 SF	
.03Mi.	**10006 HINDS ST**		$221,629	$221,629	2,014	8/5/2	1957	6,900 SF	Yes
.03Mi.	**930 GILPIN ST**		$233,175	$233,175	1,269	6/3/2	2024	7,967 SF	
.03Mi.	**10019 HINDS ST**		$237,663	$237,663	1,507	6/3/2	1961	6,900 SF	
.03Mi.	**922 GILPIN ST**		$184,498	$184,498	1,805	5/3/1	1955	7,553 SF	
.03Mi.	**10010 HINDS ST**		$129,880	$129,880	1,300	5/3/1	1957	6,900 SF	
.03Mi.	**10002 HINDS ST**		$176,497	$176,497	1,355	6/3/2	1958	7,475 SF	
.04Mi.	**9955 HINDS ST**		$201,770	$201,770	1,494	7/3/2	1963	8,281 SF	
.04Mi.	**918 GILPIN ST**		$196,100	$196,100	1,812	6/3/1	1955	7,736 SF	
.04Mi.	**10014 HINDS ST**		$137,868	$137,868	1,047	5/3/1	1958	6,900 SF	
.05Mi.	**10023 HINDS ST**		$182,039	$182,039	1,443	6/3/1	1961	6,900 SF	
.05Mi.	**10018 HINDS ST**		$242,592	$242,592	2,138	7/4/1	1954	6,900 SF	

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Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	35.7 years old	Households:	13,471
Median Household Income:	$53,919	Households w/Family:	68%
Household Income Per Capita:	$23,325	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Pasadena Independent School District	Students:	46,491
Number of Schools:	67	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.50Mi.	**L. F. Smith Elementary School** Number of Students: 572 Student-Teacher Ratio: 13.3	C+	Public	PK - 4
1.95Mi.	**Meador Elementary School** Number of Students: 443 Student-Teacher Ratio: 13.03	C+	Public	PK - 4
3.36Mi.	**Moore Elementary School** Number of Students: 356 Student-Teacher Ratio: 10.79	A-	Public	PK - 4
1.54Mi.	**South Houston Elementary School** Number of Students: 422 Student-Teacher Ratio: 12.41	C	Public	PK - 4
3.96Mi.	**Morales Elementary School** Number of Students: 379 Student-Teacher Ratio: 11.48	B-	Public	PK - 4
4.07Mi.	**Burnett Elementary School** Number of Students: 534 Student-Teacher Ratio: 12.14	C-	Public	PK - 4
4.94Mi.	**Pomeroy Elementary School** Number of Students: 769 Student-Teacher Ratio: 13.26	B-	Public	PK - 4
1.16Mi.	**Pearl Hall Elementary School** Number of Students: 571 Student-Teacher Ratio: 12.98	C-	Public	PK - 4
3.08Mi.	**South Shaver Elementary School** Number of Students: 527 Student-Teacher Ratio: 13.03	B	Public	PK - 4
3.68Mi.	**Pasadena Memorial High School** Number of Students: 3,177 Student-Teacher Ratio: 17.37 Advanced Placement: Yes	B	Public	9 - 12
0.88Mi.	**Earnesteen Milstead Middle School** Number of Students: 641 Student-Teacher Ratio: 12.45	D	Public	5 - 6
6.06Mi.	**McMasters Elementary School** Number of Students: 339 Student-Teacher Ratio: 10.94	B+	Public	PK - 4
2.30Mi.	**Young Elementary School** Number of Students: 545 Student-Teacher Ratio: 12.99	D	Public	PK - 4
3.69Mi.	**Frazier Elementary School** Number of Students: 439 Student-Teacher Ratio: 11.87	A-	Public	PK - 4
4.36Mi.	**Richey Elementary School** Number of Students: 505 Student-Teacher Ratio: 12.63	C+	Public	PK - 4
3.75Mi.	**Fisher Elementary School** Number of Students: 566 Student-Teacher Ratio: 12.04	C+	Public	PK - 4
3.80Mi.	**Jensen Elementary School** Number of Students: 567 Student-Teacher Ratio: 12.88	B	Public	PK - 4
4.92Mi.	**Sparks Elementary School** Number of Students: 370 Student-Teacher Ratio: 11.21	B	Public	PK - 4
0.38Mi.	**A. B. Freeman Elementary School** Number of Students: 382 Student-Teacher Ratio: 10.61	D+	Public	PK - 4

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4.90Mi. **Golden Acres Elementary School** Number of Students: 390 Student-Teacher Ratio: 11.14	C	Public	PK - 4
0.46Mi. **Garfield Elementary School** Number of Students: 537 Student-Teacher Ratio: 12.49	C-	Public	PK - 4
2.43Mi. **Genoa Elementary School** Number of Students: 535 Student-Teacher Ratio: 12.16	D+	Public	PK - 4
3.19Mi. **Williams Elementary School** Number of Students: 455 Student-Teacher Ratio: 11.38	C+	Public	PK - 4
5.29Mi. **Parks Elementary School** Number of Students: 379 Student-Teacher Ratio: 10.53	C	Public	PK - 4
1.18Mi. **Matthys Elementary School** Number of Students: 457 Student-Teacher Ratio: 12.69	C	Public	PK - 4
4.18Mi. **Turner Elementary School** Number of Students: 526 Student-Teacher Ratio: 13.49	B-	Public	PK - 4
2.43Mi. **V. W. Miller Intermediate School** Number of Students: 780 Student-Teacher Ratio: 13.41	B-	Public	7 - 8
4.58Mi. **Gardens Elementary School** Number of Students: 382 Student-Teacher Ratio: 11.24	D+	Public	PK - 4
5.21Mi. **Red Bluff Elementary School** Number of Students: 476 Student-Teacher Ratio: 12.64	C+	Public	PK - 4
3.81Mi. **Mae Smythe Elementary School** Number of Students: 710 Student-Teacher Ratio: 13.43	C-	Public	PK - 4
1.33Mi. **Jessup Elementary School** Number of Students: 326 Student-Teacher Ratio: 9.88	C-	Public	PK - 4
4.89Mi. **Kruse Elementary School** Number of Students: 408 Student-Teacher Ratio: 11.79	B-	Public	PK - 4
3.39Mi. **Stuchbery Elementary School** Number of Students: 604 Student-Teacher Ratio: 12.33	C	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	117%	HIGHER
OVERALL	106%	SIMILAR

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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