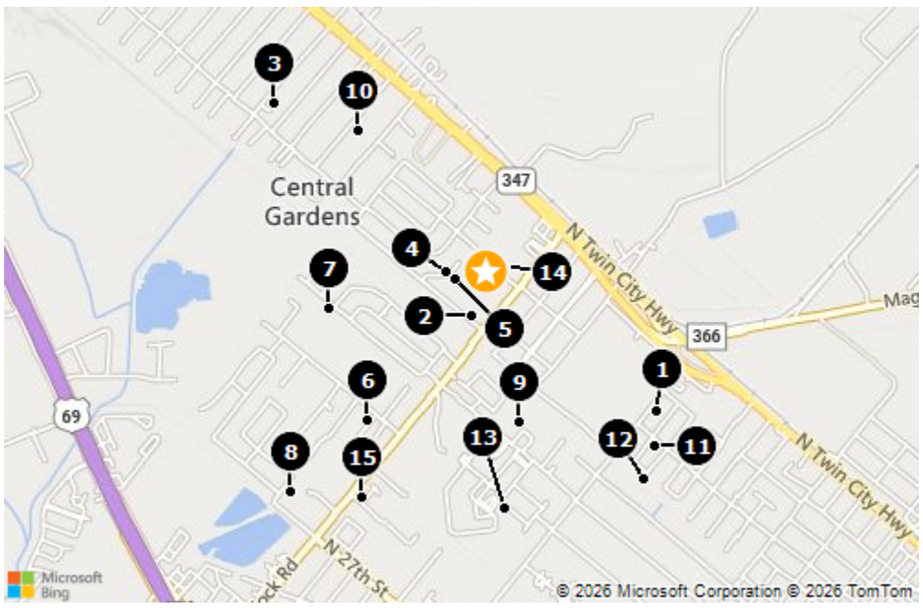
ICE SiteX Report

OrderID: 98444935

SiteX Property Information Report



Subject Property Location

1306 CROCKETT AVE, NEDERLAND, TX 77627-3508

County:	**JEFFERSON TX**	Census Tract:	482450112.052007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	011900-000-013500-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$187,200 - $280,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	107,483,755,851
Assd Land Value:	$30,492	Market Land Value:	$30,492	Tax Year:	2025
Assd Improvement:	$194,752	Market Improvment Value:	$194,752	Total Taxable Value:	$4,223
Total Assessed Value:	$225,244	Total Assessor Market Value:	$225,244	Delinquent Year:	
				Tax Account ID:	020484
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 14 Subdivision: CENTRAL HEIGHTS 2
Abbreviated Description: LT 2 BLK 14 CENTRAL HEIGHTS 2

Property Characteristics

Lot Size:	8,398 SF	Bedrooms:		Pool:	
Building Area:	2136 SF	Baths:		Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2026	Sales Price:	$220,924
Document #:	2026-19009 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	N/A
Document #:	2023005786 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 14 Subdivision: CENTRAL HEIGHTS 2
Abbreviated Description: LT 2 BLK 14 CENTRAL HEIGHTS 2

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	N/A
Document #:	2023005786 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2023		
Document Type:			

Legal Description:
Lot: 2 Block: 14 Subdivision: CENTRAL HEIGHTS ADDITION Legal Unit: 2 Map Ref: VOL 10 PG 149

Prior Transfer

Recording Date:	12/15/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98444935

Document #:	2021043601 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2021		
Document Type:			

Legal Description:
Lot: 2 Block: 14 Subdivision: CENTRAL HEIGHTS ADDITION UNIT NO 2 Map Ref: VOL 10 PG 149

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,206 SF	Median # of Baths	
Median Living Area	1,476 SF	Median Year Built	1978
Price Range - 2 Yrs		Age Range	9 years to 64 years
Median Value		Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**1219 CANAL AVE** **NEDERLAND, TX 77627-3707**	07/30/2026			1414	//	1988	7,279 SF	
		APN: 047220-000-000600-00000 Document #: 2026-20387 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: NORTHGLEN MapRef: VOL 13 PG 153 Abbreviated Description: Lot:6 Subdivision:NORTHGLEN Map Ref:VOL 13 PG 153City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND								
2	.13Mi.	**2516 CENTRAL BLVD** **NEDERLAND, TX 77627-3506**	07/07/2026			1046	//	1968	8,281 SF	
		APN: 011850-000-008800-00000 Document #: 2026-17770 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: CENTRAL HEIGHTS ADDITION Legal Unit: 1 MapRef: VOL 10 PG 62 Abbreviated Description: Lot:4 Block:8 Subdivision:CENTRAL HEIGHTS ADDITION Legal Unit:1 Map Ref:VOL 10 PG 62City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND								
3	.76Mi.	**131 5TH AVE** **NEDERLAND, TX 77627-3209**	06/02/2026			1482	//	1962	11,252 SF	
		APN: 011750-000-015900-00000 Document #: 2026-14581 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: CENTRAL GARDENS ADDITION MapRef: VOL 6 PG 31 Abbreviated Description: Lot:6 Block:6 Subdivision:CENTRAL GARDENS ADDITION Map Ref:VOL 6 PG 31								
4	.11Mi.	**1402 FANNIN ST** **NEDERLAND, TX 77627-3434**	06/01/2026			1474	//	1978	10,206 SF	
		APN: 011900-000-003800-00000 Document #: 2026-14399 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 6 Subdivision: CENTRAL HEIGHTS ADDITION UNIT NO 2 MapRef: VOL 10 PG 149 Abbreviated Description: Lot:26 Block:6 Subdivision:CENTRAL HEIGHTS ADDITION UNIT NO 2 Map Ref:VOL 10 PG 149								
5	.09Mi.	**1319 FANNIN ST** **NEDERLAND, TX 77627-3432**	06/01/2026			1476	//	1978	12,872 SF	
		APN: 011900-000-004800-00000 Document #: 2026-14400 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: 6 Subdivision: CENTRAL HEIGHTS ADDITION UNIT TWO MapRef: VOL 10 PG 149 Abbreviated Description: Lot:35 Block:6 Subdivision:CENTRAL HEIGHTS ADDITION UNIT TWO Map Ref:VOL 10 PG 149								
6	.54Mi.	**2112 JEFFERSON ST** **NEDERLAND, TX 77627-4704**	05/05/2026			1656	//	2017	8,281 SF	
		APN: 033850-000-001900-00000 Document #: 2026-11905 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: KINARD GARDENS MapRef: VOL 3 PG 112 Abbreviated Description: Lot:10 Subdivision:KINARD GARDENS Map Ref:VOL 3 PG 112								
7	.46Mi.	**2819 HIGHLAND BLVD** **NEDERLAND, TX 77627-4645**	03/20/2026			2544	//	1998	10,559 SF	
		APN: 028470-000-000300-00000 Document #: 2026-07030 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 2 Subdivision: HIGHLAND NORTH ESTATES UNIT IV MapRef: VOL 14 PG 137 Abbreviated Description: Lot:21 Block:2 Subdivision:HIGHLAND NORTH ESTATES UNIT IV Map Ref:VOL 14 PG 137								
8	.83Mi.	**2521 MAPLE** **NEDERLAND, TX 77627-4785**	03/02/2026			1781	//	1995	10,241 SF	
		APN: 021008-000-002000-00000 Document #: 2026-5075 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: FOREST CENTRAL ONE PHASE 5 MapRef: VOL 14 PG 327 Abbreviated Description: Lot:20 Subdivision:FOREST CENTRAL ONE PHASE 5 Map Ref:VOL 14 PG 327								
9	.43Mi.	**2270 N 18TH ST** **NEDERLAND, TX 77627-4830**	01/27/2026			4460	//	1994	77,145 SF	Yes
		APN: 049401-000-053850-00000 Document #: 2026-01997 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: 18 Subdivision: RANGE G OF THE MAP OF THE LANDS OF THE PORT ARTHUR MapRef: VOL 1 PG 22 Abbreviated Description: Block:18 Subdivision:RANGE G OF THE MAP OF THE LANDS OF THE PORT ARTHUR Map Ref:VOL 1 PG 22Abbreviated Description:LOT: PART OF LOTS 5&6								
10	.53Mi.	**119 2ND AVE** **NEDERLAND, TX 77627-3368**	11/04/2025			1320	//	1988	15,002 SF	
		APN: 011750-000-005500-00000 Document #: 2025-29115 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: CENTRAL GARDENS ADDITION MapRef: VOL 6 PG 31 Abbreviated Description: Lot:14 Block:3 Subdivision:CENTRAL GARDENS ADDITION Map Ref:VOL 6 PG 31								
11	.68Mi.	**1403 ORANGE AVE** **NEDERLAND, TX 77627-3735**	10/20/2025			1429	//	1968	7,540 SF	
		APN: 012000-000-001900-00000 Document #: 2025-27689 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: CESSAC ADDITION NO 2 MapRef: VOL 10 PG 159 Abbreviated Description: Lot:1 Block:2 Subdivision:CESSAC ADDITION NO 2 Map Ref:VOL 10 PG 159City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND								
12	.73Mi.	**1407 N 15TH ST**	09/16/2025			1809	//	1978	8,969 SF	

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NEDERLAND, TX 77627-3705
APN: 012000-000-001100-00000 Document #: 2025-24390
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: CESSAC ADDITION MapRef: VOL 10 PG 159 Abbreviated Description: Lot:11 Block:1 Subdivision:CESSAC ADDITION Map Ref:VOL 10 PG 159City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND

13	.68Mi.	**1915 N 21ST ST**	08/21/2025	1016	//	1962	7,000 SF	

NEDERLAND, TX 77627-4863
APN: 012950-000-000800-00000 Document #: 2025-21995
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: CLAYTON ADDITION MapRef: VOL 8 PG 26 Abbreviated Description: Lot:2 Block:2 Subdivision:CLAYTON ADDITION Map Ref:VOL 8 PG 26City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND

14	.05Mi.	**2520 CALIFORNIA ST**	07/30/2025	1377	//	1968	10,163 SF	

NEDERLAND, TX 77627-3504
APN: 011900-000-013100-00000 Document #: 2025-19762
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 13 Subdivision: CENTRAL HEIGHTS ADDITION Legal Unit: 2 MapRef: VOL 10 PG 149 Abbreviated Description: Lot:11 Block:13 Subdivision:CENTRAL HEIGHTS ADDITION Legal Unit:2 Map Ref:VOL 10 PG 149

15	.73Mi.	**2298 HOLLY RDG**	06/17/2025	4061	//	1998	12,602 SF	Yes

NEDERLAND, TX 77627-5637
APN: 071135-000-001400-00000 Document #: 2025-15849
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: WILLOW RUN SUBDIVISION PHASE 1 MapRef: VOL 15 PG 75 Abbreviated Description: Lot:1 Block:2 Subdivision:WILLOW RUN SUBDIVISION PHASE 1 Map Ref:VOL 15 PG 75

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.	**1306 CROCKETT AVE**	**03/06/2023**	$225,244	$225,244	2,136		1978	8,398 SF	
.01Mi.	**1310 CROCKETT AVE**	**10/13/1992**	$201,560	$201,560	1,452		1978	8,398 SF	
.01Mi.	**2521 CALIFORNIA ST**	**05/24/2004**	$176,431	$172,284	1,092		1988	7,802 SF	
.03Mi.	**2603 CALIFORNIA ST**	**05/28/2010**	$197,105	$191,352	1,450		2010	8,250 SF	
.03Mi.	**1307 CROCKETT AVE**	**04/01/1992**	$146,556	$146,556	1,750		1956	7,954 SF	
.03Mi.	**1311 CROCKETT AVE**	**04/01/2004**	$136,605	$115,969	1,404		1962	8,699 SF	
.04Mi.	**1318 CROCKETT AVE**	**05/03/2021**	$130,229	$130,229	936		1968	8,843 SF	
.04Mi.	**2607 CALIFORNIA ST**	**01/29/2022**	$178,192	$178,192	1,047		1968	8,677 SF	
.04Mi.	**1315 CROCKETT AVE**	**10/14/2022**	$201,691	$201,691	1,640		1968	7,475 SF	
.04Mi.	**2528 CALIFORNIA ST**	**11/30/2021**	$162,929	$162,929	1,400		1968	6,538 SF	
.04Mi.	**1311 FANNIN ST**	**12/22/2020**	$236,550	$233,933	1,692		1978	18,239 SF	
.05Mi.	**2524 CALIFORNIA ST**	**01/23/2008**	$119,623	$119,623	1,112		1968	9,087 SF	
.05Mi.	**2515 CALIFORNIA ST**	**04/18/2014**	$202,425	$202,425	1,301		1984	5,502 SF	
.05Mi.	**1303 FANNIN ST**	**10/20/2022**	$165,121	$165,121	1,067		1978	13,769 SF	
.05Mi.	**2602 CALIFORNIA ST**	**04/04/2014**	$207,674	$207,674	1,305		1978	9,797 SF	
.05Mi.	**2520 CALIFORNIA ST**		$203,612	$198,558	1,377		1968	10,163 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.0 years old	Households:	9,132
Median Household Income:	$82,134	Households w/Family:	66%
Household Income Per Capita:	$40,695	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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School District

School District Zone:	Nederland Independent School District	Students:	5,317
Number of Schools:	9	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**Nederland High School** Number of Students: 1,500 Student-Teacher Ratio: 13.51 Advanced Placement: Yes	B+	Public	9 - 12
1.32Mi.	**Wilson Middle School** Number of Students: 678 Student-Teacher Ratio: 14.23	A-	Public	6 - 8
1.13Mi.	**Langham Elementary School** Number of Students: 553 Student-Teacher Ratio: 16.53	A	Public	PK - 5

Flood Report

The Subject Property of **1306 CROCKETT AVE, NEDERLAND, TX 77627-3508** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	80%	LOWER
MURDER	85%	LOWER
OVERALL	71%	NOTABLY LOWER

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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