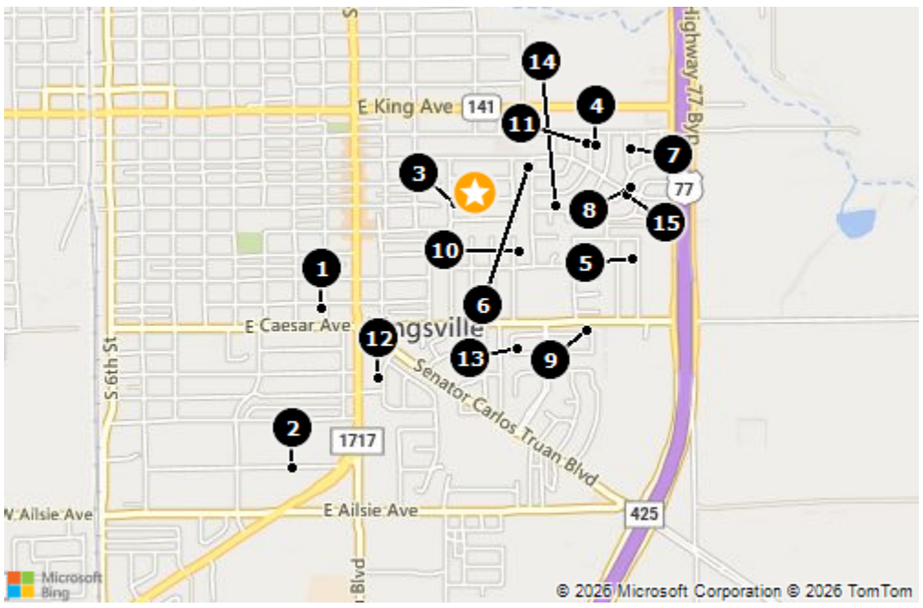
ICE SiteX Report

OrderID: 97726128

SiteX Property Information Report



Subject Property Location

1310 E FORDYCE AVE, KINGSVILLE, TX 78363-5916

County:	**KLEBERG TX**	Census Tract:	482730205.021012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17363	Thomas Bros Pg-Grid:	

Valuation

Value:	**$118,000**	FSD:	42	Common Confidence Score:	16
Value Range:	$68,440 - $167,560	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CKI SKI WST
Assd Land Value:	$12,000	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$89,600	Market Improvment Value:	$89,600	Total Taxable Value:	$1,550
Total Assessed Value:	$101,600	Total Assessor Market Value:	$101,600	Delinquent Year:	
				Tax Account ID:	174800325000192
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 25 Block: 3
Abbreviated Description: TERRACE VILLAGE, BLOCK 3, LOT 25

Property Characteristics

Lot Size:	7,318 SF	Bedrooms:		Pool:	
Building Area:	987 SF	Baths:		Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/25/2026	Sales Price:	N/A
Document #:	344658 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2024	Sales Price:	N/A
Document #:	336322 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/05/2024		
Document Type:			
Legal Description:			

Lot: 25 Block: 3 Subdivision: TERRACE VILLAGE Map Ref: ENV 30 CAB 1
City/Muni/Twp: KINGSVILLE

Prior Transfer

Recording Date:	01/08/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 25 Block: 3
Abbreviated Description: TERRACE VILLAGE, BLOCK 3, LOT 25

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,318 SF	Median # of Baths	
Median Living Area	1,408 SF	Median Year Built	1964
Price Range - 2 Yrs		Age Range	6 years to 76 years
Median Value		Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**829 E RAGLAND AVE** **KINGSVILLE, TX 78363-5723**	04/20/2026			1412	//	1955	10,498 SF	
		APN: 23810 Document #: 345105 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14-16 Block: 20 Abbreviated Description: Lot:14-16 Block:20 Abbreviated Description:9TH ADDITION								
2	.34Mi.	**1525 E WARREN AVE** **KINGSVILLE, TX 78363-6542**	12/03/2025			1030	//	1980	7,501 SF	
		APN: 20886 Document #: 342977 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: CALVARY SUBDIVISION NUMBER THREE MapRef: ENV 142 Abbreviated Description: Subdivision:CALVARY SUBDIVISION NUMBER THREE Map Ref:ENV 142City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
3	.07Mi.	**1301 E FORDYCE AVE** **KINGSVILLE, TX 78363-5915**	10/21/2025			890	//	1952	7,318 SF	
		APN: 14716 Document #: 342640 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: TERR ACE VILLAGE AN ADDITION MapRef: ENV 37&40 Abbreviated Description: Lot:1 Block:4 Subdivision:TERR ACE VILLAGE AN ADDITION Map Ref:ENV 37&40City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
4	.38Mi.	**310 S 22ND ST** **KINGSVILLE, TX 78363-6059**	10/03/2025			1541	//	1964	6,599 SF	
		APN: 13447 Document #: 342488 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 8 Subdivision: TOWN & COUNTRY ADDITION MapRef: ENV 99 Abbreviated Description: Lot:3 Block:8 Subdivision:TOWN & COUNTRY ADDITION Map Ref:ENV 99City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
5	.49Mi.	**809 S 24TH ST** **KINGSVILLE, TX 78363-6519**	10/01/2025			1408	//	1970	8,590 SF	
		APN: 19751 Document #: 342432 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: KYLE ADDITION REPLAT MapRef: ENV 121 CAB I Abbreviated Description: Lot:20 Block:2 Subdivision:KYLE ADDITION REPLAT Map Ref:ENV 121 CAB ICity/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
6	.17Mi.	**413 S 19TH ST** **KINGSVILLE, TX 78363-6090**	09/29/2025			928	//	1964	6,839 SF	
		APN: 15278 Document #: 342412 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: TOWN & COUNTRY ADDITION MapRef: VOL 3 PG 35 ENV 92 Abbreviated Description: Lot:3 Block:1 Subdivision:TOWN & COUNTRY ADDITION Map Ref:VOL 3 PG 35 ENV 92City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
7	.47Mi.	**314 S 24TH ST** **KINGSVILLE, TX 78363-6006**	08/29/2025			1521	//	1964	7,148 SF	
		APN: 16344 Document #: 342127 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 12 Subdivision: TOWN AND COUNTRY ADDITION MapRef: CAB I ENV 92 Abbreviated Description: Lot:4 Block:12 Subdivision:TOWN AND COUNTRY ADDITION Map Ref:CAB I ENV 92City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
8	.45Mi.	**2003 OKLAHOMA ST** **KINGSVILLE, TX 78363-6049**	08/29/2025			1415	//	1964	7,910 SF	
		APN: 10854 Document #: 342120 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 15 Subdivision: TOWN AND COUNTRY ADDITION MapRef: CAB I ENV 92 Abbreviated Description: Lot:1 Block:15 Subdivision:TOWN AND COUNTRY ADDITION Map Ref:CAB I ENV 92								
9	.51Mi.	**1970 PARAISO DR** **KINGSVILLE, TX 78363-2008**	07/31/2025			1681	/3/	2018	5,502 SF	
		APN: 45101 Document #: 341879 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 48 Subdivision: THE PARK AT WILDWOOD TRAIL SUBDIVISION PHASE II MapRef: ENV 186 CAB 2 Abbreviated Description: Lot:48 Subdivision:THE PARK AT WILDWOOD TRAIL SUBDIVISION PHASE II Map Ref:ENV 186 CAB 2City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
10	.22Mi.	**804 S 18TH ST** **KINGSVILLE, TX 78363-6482**	07/02/2025			1194	/3/	1964	8,316 SF	
		APN: 22749 Document #: 341606 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 6 Subdivision: LYNDALE PARK MapRef: CAB I ENV 94 Abbreviated Description: Lot:47 Block:6 Subdivision:LYNDALE PARK Map Ref:CAB I ENV 94City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
11	.35Mi.	**311 S 22ND ST** **KINGSVILLE, TX 78363-6058**	07/01/2025			988	//	1964	6,599 SF	
		APN: 25936 Document #: 341579 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 7 Subdivision: TOWN & COUNTRY ADDIT ION MapRef: VOL 3 PG 35 Abbreviated Description: Lot:11 Block:7 Subdivision:TOWN & COUNTRY ADDIT ION Map Ref:VOL 3 PG 35City/Muni/Twp:KINGS VILLE City/Muni/Twp: KINGS VILLE								
12	.6Mi.	**1301 W CIRCLE DR** **KINGSVILLE, TX 78363-6827**	06/05/2025			1036	//	1950	8,102 SF	
		APN: 13339 Document #: 341366 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: CAESAR PLACE ADDITION MapRef: VOL 2A PG 17 Abbreviated Description: Lot:7 Block:1 Subdivision:CAESAR PLACE ADDITION Map Ref:VOL 2A PG 17City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								

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13	.46Mi.	**1714 THE PARK DR** **KINGSVILLE, TX 78363-2013**	05/29/2025	1685	//	2020	6,029 SF

APN: 45142 Document #: 341302
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: THE PARK AT WILDWOOD TRAIL SUBDIVISION PHASE 2 MapRef: CAB II ENV 186 Abbreviated
Description: Lot:92 Subdivision:THE PARK AT WILDWOOD TRAIL SUBDIVISION PHASE 2 Map Ref:CAB II ENV 186City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE

14	.23Mi.	**1518 E JOHNSTON AVE** **KINGSVILLE, TX 78363-6018**	05/27/2025	1060	//	1964	6,599 SF

APN: 11999 Document #: 341282
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 5 Subdivision: TOWN AND COUNTRY SUBDIVISION MapRef: VOL 3 PG 50 Abbreviated
Description: Lot:30 Block:5 Subdivision:TOWN AND COUNTRY SUBDIVISION Map Ref:VOL 3 PG 50

15	.44Mi.	**1919 OKLAHOMA ST** **KINGSVILLE, TX 78363-6047**	05/20/2025	1436	//	1964	9,274 SF

APN: 19647 Document #: 341239
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 11 Subdivision: TOWN & COUNTRY ADDITION MapRef: VOL 3 PG 35 Abbreviated Description: Lot:9 Block:11 Subdivision:TOWN & COUNTRY ADDITION Map Ref:VOL 3 PG 35City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE

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.	**1310 E FORDYCE AVE**	**01/08/2024**	$101,600	$101,600	987		1952	7,318 SF	
.01Mi.	**1312 E FORDYCE AVE**	**02/07/2025**	$105,170	$105,170	1,080		1952	7,318 SF	
.01Mi.	**1308 E FORDYCE AVE**	**08/10/2021**	$94,730	$94,730	1,102		1952	7,318 SF	
.02Mi.	**1314 E FORDYCE AVE**	**09/24/2015**	$124,580	$124,580	1,104	/3/	1952	7,318 SF	
.02Mi.	**1306 E FORDYCE AVE**	**10/03/2006**	$139,990	$139,990	1,368		1952	7,318 SF	
.03Mi.	**1311 E HUISACHE AVE**		$88,730	$88,730	1,100		1952	7,318 SF	
.03Mi.	**1313 E HUISACHE AVE**	**08/07/1997**	$114,140	$114,140	828		1952	7,318 SF	
.03Mi.	**1309 E HUISACHE AVE**	**08/15/2016**	$110,270	$110,270	859		1952	7,318 SF	
.03Mi.	**1311 E FORDYCE AVE**	**06/27/2024**	$179,680	$179,680	970		1952	7,318 SF	
.03Mi.	**1316 E FORDYCE AVE**		$160,350	$160,350	1,166		1952	7,318 SF	
.03Mi.	**1304 E FORDYCE AVE**	**06/23/2022**	$93,340	$93,340	1,185		1952	7,318 SF	
.03Mi.	**1315 E HUISACHE AVE**	**07/22/2024**	$90,400	$90,400	1,050		1952	7,318 SF	
.03Mi.	**1307 E HUISACHE AVE**	**07/09/2019**	$89,120	$89,120	792		1952	7,318 SF	
.03Mi.	**1313 E FORDYCE AVE**	**02/01/2024**	$91,600	$91,600	871		1952	7,318 SF	
.03Mi.	**1309 E FORDYCE AVE**	**01/04/2005**	$85,890	$85,890	924		1952	7,318 SF	
.04Mi.	**1315 E FORDYCE AVE**		$210,070	$210,070	1,200		1952	7,318 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	32.8 years old	Households:	10,051
Median Household Income:	$54,207	Households w/Family:	56%
Household Income Per Capita:	$26,057	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Kingsville Independent School District	Students:	2,534
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.91Mi. **John S. Gillett Middle School** Number of Students: 455 Student-Teacher Ratio: 13.01		D-	Public	6 - 8
1.19Mi. **H. M. King Early College High School** Number of Students: 918 Student-Teacher Ratio: 15.25 Advanced Placement: Yes		D	Public	9 - 12
0.17Mi. **A. D. Harvey Elementary School** Number of Students: 486 Student-Teacher Ratio: 15.43		F	Public	PK - 5

Flood Report

The Subject Property of **1310 E FORDYCE AVE, KINGSVILLE, TX 78363-5916** 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	122%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	113%	HIGHER
OVERALL	104%	SIMILAR

Disaster Alerts

7/5/2024 - urricane Beryl

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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