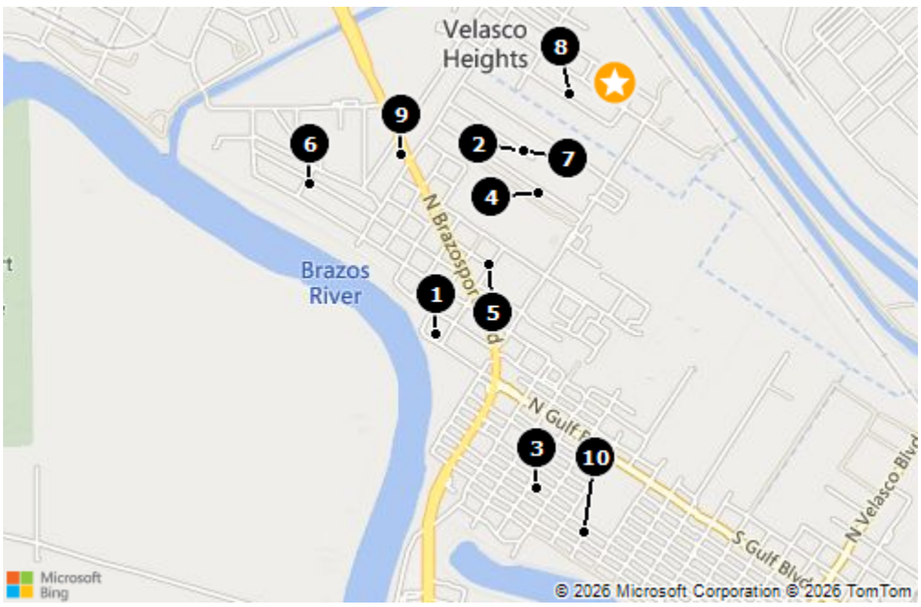
ICE SiteX Report

OrderID: 98671625

SiteX Property Information Report



Subject Property Location

1323 N AVENUE S, FREEPORT, TX 77541-3727

County:	**BRAZORIA TX**	Census Tract:	480396643.005015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8110-3171-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$136,000 - $204,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CFP GBC NAV RDB
Assd Land Value:	$29,060	Market Land Value:	$29,060	Tax Year:	2025
Assd Improvement:	$154,260	Market Improvment Value:	$154,260	Total Taxable Value:	$1,316
Total Assessed Value:	$153,967	Total Assessor Market Value:	$183,320	Delinquent Year:	
				Tax Account ID:	R261415
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 Block: 725 Subdivision: VELASCO

Abbreviated Description:	VELASCO (FREEPORT) BLK 725 LOT 24-24A
City/Muni/Twp:	FREEPORT

Property Characteristics

Lot Size:	7,749 SF	Bedrooms:		Pool:	
Building Area:	1211 SF	Baths:	1	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Mixed	Heating:	Electric
Number of Stories:	1	Number of Cars:	4	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2025	Sales Price:	$98,188
Document #:	2025051066 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2015	Sales Price:	N/A
Document #:	2015000646 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/02/2014		
Document Type:			

Legal Description:
Lot: 24 Block: 725 Subdivision: VELASCO TOWNSITE NOW CITY OF FREEPORT Map Ref: MB32 PG14
City/Muni/Twp: FREEPORT

Prior Transfer

Recording Date:	01/02/2015	Sales Price:	N/A
Document #:	BK-PG 15 -646	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Block: 725 Subdivision: VELASCO
Abbreviated Description: VELASCO (FREEPORT) BLK 725 LOT 24-24A
City/Muni/Twp: FREEPORT

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Prior Transfer

Recording Date:	01/11/2002	Sales Price:	N/A
Document #:	02-001718 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/27/2001		
Document Type:			

Legal Description:
Lot: 24&24-A Block: 725 Subdivision: VELASCO TOWNSITE Map Ref: MB32 PG14
City/Muni/Twp: FREEPORT

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,251 SF	Median # of Baths	1
Median Living Area	1,180 SF	Median Year Built	1956
Price Range - 2 Yrs		Age Range	7 years to 87 years
Median Value		Median Age	70 years

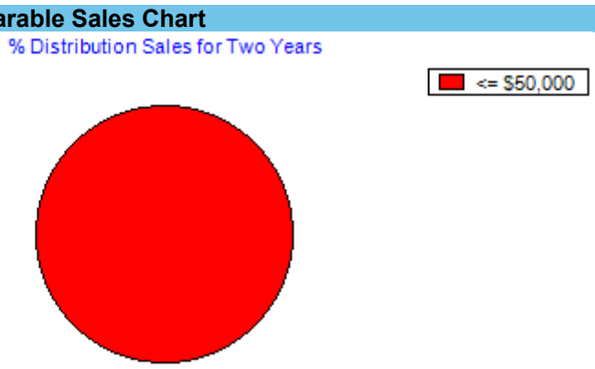
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.87Mi.	**1410 N GULF BLVD** **FREEPORT, TX 77541-3418**	09/10/2026			1068	//1	1950	6,251 SF	
		APN: 8110-3328-000 Document #: 2026045101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 737 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:7&8 Block:737 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
2	.74Mi.	**1512 N AVENUE G** **FREEPORT, TX 77541-3442**	09/04/2026			924	//5	1940	6,251 SF	
		APN: 8110-3663-000 Document #: 2026044347 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 674 Subdivision: VELASCO MapRef: VOL 32 PG 14 Abbreviated Description: Lot:7&8 Block:674 Subdivision:VELASCO Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
3	1.16Mi.	**720 N AVENUE B** **FREEPORT, TX 77541-3828**	08/25/2026			978	//5	1950	6,247 SF	
		APN: 8110-2262-000 Document #: 2026042140 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:3&4 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
4	.39Mi.	**1401 N AVENUE M** **FREEPORT, TX 77541-3614**	08/11/2026			1952	//1	1977	7,501 SF	
		APN: 8110-3413-000 Document #: 2026039734 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 744 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:13 Block:744 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
5	.43Mi.	**1206 N AVENUE L** **FREEPORT, TX 77541-3674**	05/14/2026			1878	//1	2019	6,251 SF	
		APN: 8110-3070-000 Document #: 2026023315 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 715 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:9&10 Block:715 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
6	.91Mi.	**1943 N AVENUE H** **FREEPORT, TX 77541-3463**	10/31/2025			1148	//5	1950	6,247 SF	
		APN: 7310-0044-000 Document #: 2025052923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: RIVERSIDE TERRACE MapRef: VOL 5 PG 288 Abbreviated Description: Lot:19 Block:2 Subdivision:RIVERSIDE TERRACE Map Ref:VOL 5 PG 288								
7	.85Mi.	**1515 N AVENUE F** **FREEPORT, TX 77541-3407**	07/21/2025			1152	//1	1939	6,251 SF	
		APN: 8110-3690-000 Document #: 2025034243 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: 766 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:19&20 Block:766 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14								
8	.13Mi.	**1504 N AVENUE Q** **FREEPORT, TX 77541-3706**	06/17/2025			1208	//1	1977	6,499 SF	
		APN: 8110-3541-000 Document #: 2025028531 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11&12 Block: 754 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:11&12 Block:754 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT								
9	.22Mi.	**1402 N AVENUE O** **FREEPORT, TX 77541-3630**	06/05/2025			1395	//7	1964	12,750 SF	
		APN: 8110-3428-000 Document #: 2025026411 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9-12 Block: 745 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:9-12 Block:745 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14								
10	1.28Mi.	**501 N AVENUE B** **FREEPORT, TX 77541-4223**	05/05/2025			1382	//1	1963	6,499 SF	
		APN: 8110-1817-000 Document #: 2025020838 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13&14 Block: 593 Subdivision: VELASCO TOWNSITE MapRef: VOL 32 PG 14 Abbreviated Description: Lot:13&14 Block:593 Subdivision:VELASCO TOWNSITE Map Ref:VOL 32 PG 14								

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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.	**1323 N AVENUE S**	**01/02/2015**	$183,320	$153,967	1,211	//1	1975	7,749 SF	
.01Mi.	**1319 N AVENUE S**	**04/27/2006**	$184,490	$184,490	1,824	//1	1990	9,374 SF	
.03Mi.	**1402 N AVENUE R**	**01/19/1998**	$166,300	$154,728	1,208	//1	1977	7,749 SF	
.04Mi.	**1406 N AVENUE R**	**06/14/2013**	$156,140	$130,174	1,208	//1	1977	6,251 SF	
.04Mi.	**1312 N AVENUE R**	**02/02/2024**	$171,290	$138,600	1,176	//3	1960	12,502 SF	
.04Mi.	**1322 N AVENUE S**		$202,320	$155,585	1,602	//7	1987	14,248 SF	
.04Mi.	**1318 N AVENUE S**		$158,380	$133,818	1,247	//3	1955	10,624 SF	
.04Mi.	**1410 N AVENUE R**	**07/21/2008**	$160,680	$108,710	1,208	//1	1977	6,251 SF	
.04Mi.	**1314 N AVENUE S**		$221,270	$172,205	2,132	//1	1969	6,251 SF	
.05Mi.	**1303 N AVENUE S**		$185,450	$144,811	1,332	//5	1960	15,873 SF	
.05Mi.	**1306 N AVENUE R**	**02/17/2004**	$97,340	$70,155	720	//5	1950	6,251 SF	
.05Mi.	**1410 N AVENUE S**	**09/30/2024**	$237,600	$200,739	1,740	//1	1980	9,374 SF	
.06Mi.	**1304 N AVENUE S**		$233,310	$185,537	1,323	//1	1960	19,001 SF	
.06Mi.	**1418 N AVENUE R**	**10/14/2020**	$175,830	$165,024	1,208	//1	1977	9,374 SF	
.06Mi.	**1416 N AVENUE S**	**03/22/2019**	$227,180	$192,280	1,587	//1	1981	9,374 SF	
.06Mi.	**1421 N AVENUE S**	**02/05/2016**	$268,250	$245,832	2,101	//3	1960	9,627 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1323 N AVENUE S, FREEPORT, TX 77541-3727** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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