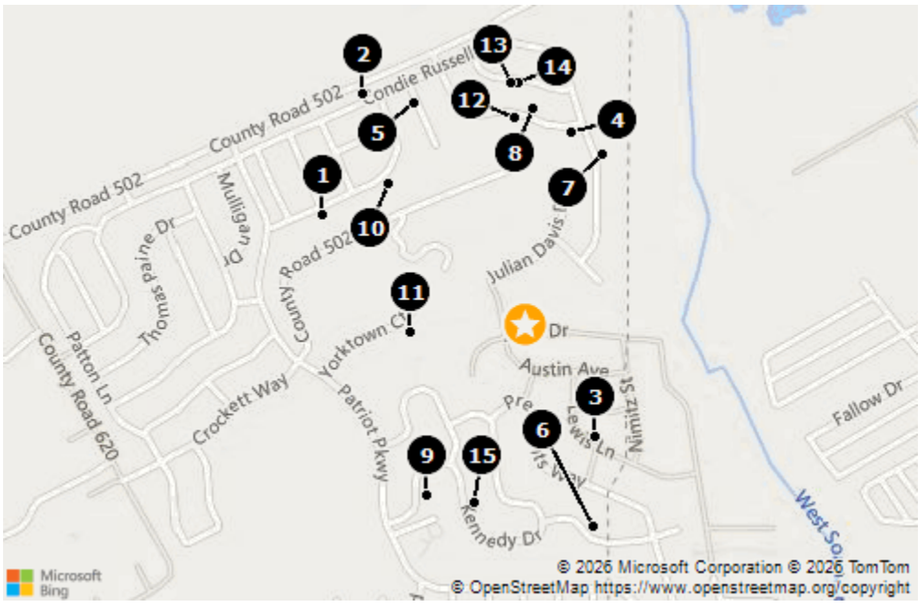
ICE SiteX Report

OrderID: 98263204

SiteX Property Information Report



Subject Property Location

135 BUSH DR, VENUS, TX 76084-3743

County:	**JOHNSON TX**	Census Tract:	482511304.122029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	126.4415.10035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	6	Common Confidence Score:	92
Value Range:	$286,700 - $323,300	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$63,000	Market Land Value:	$63,000	Tax Year:	2025
Assd Improvement:	$276,290	Market Improvment Value:	$276,290	Total Taxable Value:	$6,673
Total Assessed Value:	$339,290	Total Assessor Market Value:	$339,290	Delinquent Year:	
				Tax Account ID:	R000106111
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 10 District: 11 Subdivision: PATRIOT ESTATES PH 7B
Abbreviated Description: LOT 3 BLK 10 PATRIOT ESTATES PH 7B
City/Muni/Twp: CITY OF VENUS

Property Characteristics

Lot Size:	5,502 SF	Bedrooms:	4	Pool:	
Building Area:	2115 SF	Baths:	2.5	Fireplace:	
Year Built:	2020	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
Mortgage Record

Recording Date:	10/28/2024	Loan Amount:	N/A
Document #:	2024-30624 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B
City/Muni/Twp: VENUS

Mortgage Record

Recording Date:	12/18/2023	Loan Amount:	N/A
Document #:	2023-34877 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B
City/Muni/Twp: VENUS

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	N/A
Document #:	2023-33064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$238,282
Document #:	2022-18679 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	N/A
Document #:	2022-18515 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/20/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 10 Subdivision: PATRIOT ESATTES Phase No: 7B Map Ref: DOC 43-2020
City/Muni/Twp: VENUS

Prior Transfer

Recording Date:	01/20/2021	Sales Price:	N/A
Document #:	2021-02171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/06/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 10 Subdivision: PATRIOT ESTATES PHASE 7B Map Ref: VOL 2020 PG 41
City/Muni/Twp: VENUS

Prior Transfer

Recording Date:	02/17/2017	Sales Price:	N/A
Document #:	2017-04015 BK-PG 2726-1676	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2013	Sales Price:	N/A
Document #:	201300024631 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/03/2013		
Document Type:			

Legal Description:
Lot: 3 Block: 10 Subdivision: PATRIOT ESTATES Phase No: I Map Ref: CAB G SL326
City/Muni/Twp: VENUS

Prior Transfer

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

Legal Description:
Lot: 3 Block: 10 District: 11 Subdivision: PATRIOT ESTATES PH 7B
Abbreviated Description: LOT 3 BLK 10 PATRIOT ESTATES PH 7B
City/Muni/Twp: CITY OF VENUS

Area Sales Analysis

Total Area Sales	$589,000	Median # of Bedrooms	3
Median Lot Size	5,502 SF	Median # of Baths	2
Median Living Area	1,791 SF	Median Year Built	2022
Price Range - 2 Yrs	to $315,000	Age Range	2 years to 9 years
Median Value		Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**115 SAMMY FOWLER AVE** **VENUS, TX 76084-3388**	08/05/2026			1416	/3/2	2022	5,001 SF	
		APN: 126.4415.82308 Document #: 2026-24353 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 23 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated Description: Lot:8 Block:23 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS								
2	.39Mi.	**336 CONDIE RUSSELL AVE** **VENUS, TX 76084-1306**	07/16/2026	$315,000	$158	1986	/3/2	2022	5,001 SF	
		APN: 126.4415.83119 Document #: 2026-22047 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 31 Subdivision: PATRIOT ESTATES PHASE 8 MapRef: VOL 2021 PG 248 Abbreviated Description: Lot:19 Block:31 Subdivision:PATRIOT ESTATES PHASE 8 Map Ref:VOL 2021 PG 248								
3	.17Mi.	**233 LEWIS LN** **VENUS, TX 76084-3748**	07/07/2026			1690	/4/2	2020	10,825 SF	
		APN: 126.4415.13015 Document #: 2026-20616 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 13 Subdivision: PATRIOT ESTATES PHASE 7B MapRef: VOL K& PG 49M Abbreviated Description: Lot:1 Block:13 Subdivision:PATRIOT ESTATES PHASE 7B Map Ref:VOL K& PG 49MCity/Muni/Twp:VENUS City/Muni/Twp: VENUS								
4	.26Mi.	**502 MONROE JACKSON ST** **VENUS, TX 76084-1314**	04/30/2026	$274,000	$152	1791	/4/2	2023	6,608 SF	
		APN: 126.4415.83012 Document #: 2026-13087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 30 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated Description: Lot:12 Block:30 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS								
5	.34Mi.	**518 BENNIE LEONARD ST** **VENUS, TX 76084-1310**	04/29/2026			1985	/4/2.5	2022	5,001 SF	
		APN: 126.4415.82917 Document #: 2026-12907 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 17 Block: 29 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:17 Block:29 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

6	.29Mi.	**113 RUSHMORE LN** **VENUS, TX 76084-1132**	02/12/2026	1336	/3/2	2018	7,022 SF

APN: 126.4415.66220 Document #: 2026-3987
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 6 Subdivision: PATRIOT ESTATES Phase No: 6A MapRef: VOL 11 PG 154 DR D Abbreviated
Description: Lot:22 Block:6 Subdivision:PATRIOT ESTATES Phase No:6A Map Ref:VOL 11 PG 154 DR D

7	.25Mi.	**431 GIB WOODALL DR** **VENUS, TX 76084-1317**	01/02/2026	2626	/4/3	2024	4,230 SF

APN: 126.4415.83604 Document #: 2026-91
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL L PG 337 Abbreviated
Description: Lot:4 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL L PG 337City/Muni/Twp:VENUS City/Muni/Twp: VENUS

8	.3Mi.	**511 MONROE JACKSON ST** **VENUS, TX 76084-1315**	12/03/2025	1791	/4/2	2023	5,362 SF

APN: 126.4415.83413 Document #: 2025-36052
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 34 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:13 Block:34 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

9	.27Mi.	**107 KENNEDY DR** **VENUS, TX 76084-1130**	11/20/2025	1598	/3/2	2017	6,952 SF

APN: 126.4415.63040 Document #: 2025-35014
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: PATRIOT ESTATES Phase No: 6A MapRef: CAB J SL 18&19 Abbreviated
Description: Lot:4 Block:3 Subdivision:PATRIOT ESTATES Phase No:6A Map Ref:CAB J SL 18&19

10	.26Mi.	**137 SAMMY FOWLER AVE** **VENUS, TX 76084-3388**	09/26/2025	2350	/4/2	2022	5,676 SF

APN: 126.4415.82318 Document #: 2025-28822
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 23 Subdivision: PATRIOT ESTATES PHASE 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:18 Block:23 Subdivision:PATRIOT ESTATES PHASE 8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

11	.16Mi.	**127 YORKTOWN CT** **VENUS, TX 76084-3613**	09/12/2025	1336	/3/2	2020	5,502 SF

APN: 126.4415.15120 Document #: 2025-27376
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 15 Subdivision: AMENDED PLAT OF PATRIOT ESTATES Phase No: 7A MapRef: VOL 11 PG 915 Abbreviated
Description: Lot:12 Block:15 Subdivision:AMENDED PLAT OF PATRIOT ESTATES Phase No:7A Map Ref:VOL 11 PG 915

12	.27Mi.	**518 MONROE JACKSON ST** **VENUS, TX 76084-1314**	09/10/2025	1791	/3/2	2024	5,532 SF

APN: 126.4415.83019 Document #: 2025-27031
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 30 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:19 Block:30 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

13	.32Mi.	**516 A D CRAIN ST** **VENUS, TX 76084-1312**	09/04/2025	1696	/3/2	2024	5,345 SF

APN: 126.4415.83427 Document #: 2025-26239
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 34 Subdivision: PATRIOT ESTATES PHASE 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:27 Block:34 Subdivision:PATRIOT ESTATES PHASE 8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

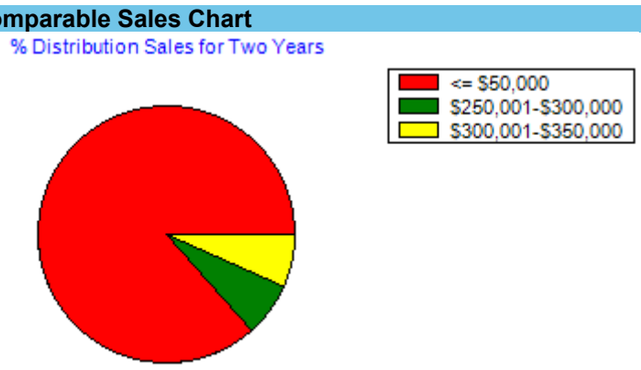
14	.32Mi.	**514 A D CRAIN ST** **VENUS, TX 76084-1312**	09/02/2025	1416	/3/2	2024	5,349 SF

APN: 126.4415.83426 Document #: 2025-25941
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 34 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:26 Block:34 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:VENUS City/Muni/Twp: VENUS

15	.25Mi.	**134 KENNEDY DR** **VENUS, TX 76084-1129**	09/02/2025	2055	/3/2.5	2017	6,438 SF

APN: 126.4415.64110 Document #: 2025-26038
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: PATRIOT ESTATES Phase No: 6A MapRef: VOL 11 PG154DR D-463 Abbreviated
Description: Lot:11 Block:4 Subdivision:PATRIOT ESTATES Phase No:6A Map Ref:VOL 11 PG154DR D-463

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.

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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.	**135 BUSH DR**		$339,290	$339,290	2,115	/4/2.5	2020	5,502 SF	
.01Mi.	**137 BUSH DR**		$269,024	$269,024	1,336	/3/2	2020	5,502 SF	
.01Mi.	**133 BUSH DR**		$313,966	$313,966	1,661	/3/2	2020	5,502 SF	
.02Mi.	**131 BUSH DR**		$306,973	$306,973	1,605	/3/2	2020	5,502 SF	
.02Mi.	**139 BUSH DR**		$372,717	$372,717	2,590	/4/2.5	2020	7,593 SF	
.03Mi.	**133 AUSTIN AVE**		$313,966	$313,966	1,661	/3/2	2020	9,426 SF	
.03Mi.	**129 BUSH DR**		$269,024	$269,024	1,336	/3/2	2020	5,502 SF	
.03Mi.	**132 BUSH DR**		$360,327	$360,327	2,590	/4/2.5	2020	7,231 SF	
.04Mi.	**130 BUSH DR**		$339,290	$339,290	2,115	/4/2	2020	5,467 SF	
.04Mi.	**127 BUSH DR**		$339,290	$339,290	2,115	/4/2.5	2020	5,502 SF	
.04Mi.	**131 AUSTIN AVE**		$271,617	$271,617	1,690	/4/2	2020	8,442 SF	
.04Mi.	**141 BUSH DR**		$339,290	$339,290	2,115	/4/2.5	2020	8,281 SF	
.04Mi.	**128 BUSH DR**		$283,171	$283,171	1,605	/3/2	2020	5,502 SF	
.04Mi.	**125 AUSTIN AVE**		$312,335	$312,335	2,115	/4/2	2020	5,105 SF	
.05Mi.	**125 BUSH DR**		$265,587	$265,587	1,605	/3/2	2020	5,502 SF	
.05Mi.	**123 AUSTIN AVE**		$372,717	$372,717	2,590	/4/2	2020	5,689 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	33.5 years old	Households:	4,597
Median Household Income:	$95,000	Households w/Family:	86%
Household Income Per Capita:	$35,394	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	49%

School District

School District Zone:	Venus Independent School District	Students:	2,283
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.79Mi.	**Venus Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.93Mi.	**Venus High School** Number of Students: 717 Student-Teacher Ratio: 15.15 Advanced Placement: Yes	C-	Public	9 - 12
2.07Mi.	**Venus Elementary School** Number of Students: 663 Student-Teacher Ratio: 16.88	D+	Public	2 - 5
1.79Mi.	**Venus Primary School** Number of Students: 397 Student-Teacher Ratio: 14.6	NA	Public	PK - 1

Flood Report

The Subject Property of **135 BUSH DR, VENUS, TX 76084-3743** 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	77%	NOTABLY LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	87%	LOWER
OVERALL	87%	LOWER

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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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