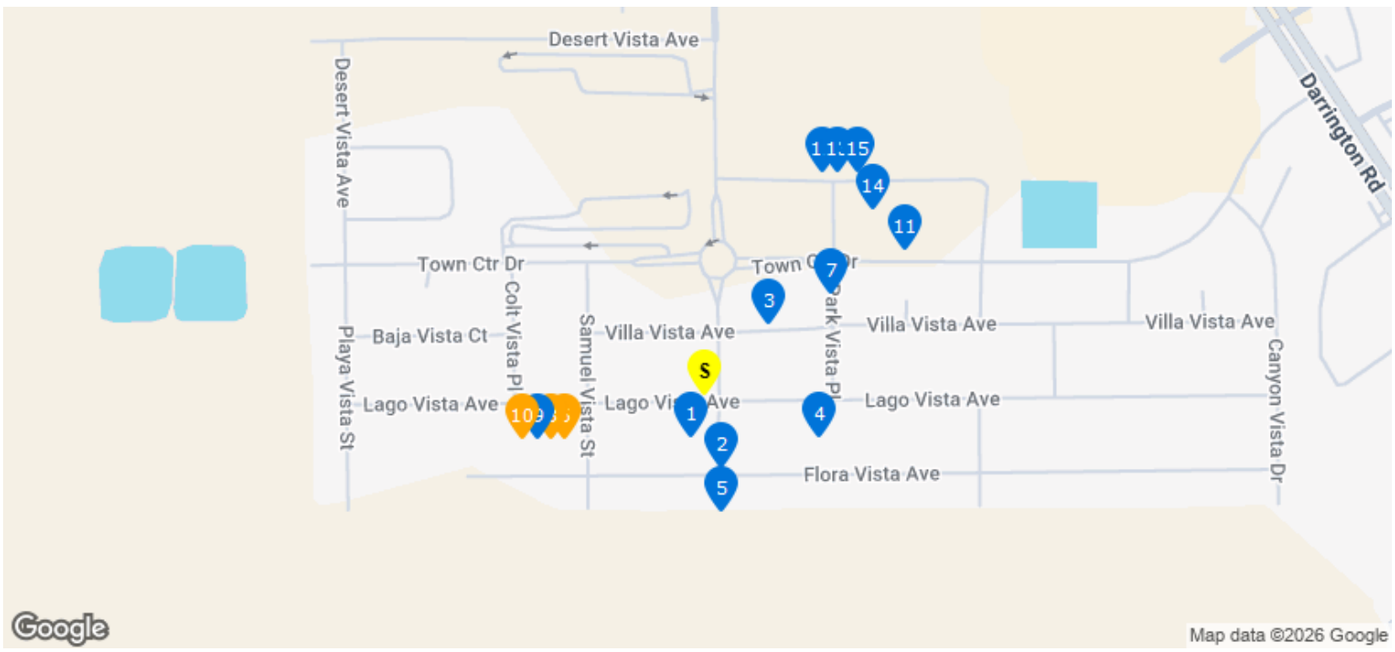
ICE SiteX Report

OrderID: 98757900

SiteX Property Information Report



Subject Property Location

13725 LAGO VISTA AVE, HORIZON CITY, TX 79928-6074

County:	**EL PASO TX**	Census Tract:	0103.57
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	H762-000-0240-1000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$254,800 - $305,200	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CHZ ISO SCC SF1
Assd Land Value:	$37,447	Market Land Value:	$37,447	Tax Year:	2025
Assd Improvement:	$288,323	Market Improvment Value:	$288,323	Total Taxable Value:	$8,205
Total Assessed Value:	$325,770	Total Assessor Market Value:	$325,770	Delinquent Year:	
				Tax Account ID:	707609
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 24 Subdivision: HORIZON TOWN CENTER #2

Abbreviated Description:	BLK 24 HORIZON TOWN CENTER #2 LOT 10
City/Muni/Twp:	HORIZON CITY

Property Characteristics

Lot Size:	6,119 SF	Bedrooms:	3	Pool:	
Building Area:	1782 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:	1	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2026	Sales Price:	$266,041
Document #:	20260081715 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/14/2022	Loan Amount:	N/A
Document #:	20220103520 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/07/2022		
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:

Block: 24 Subdivision: HORION TOWN CENTER UNIT TWO Map Ref: FILE 20210072450
City/Muni/Twp: HORIZON CITY

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	N/A
Document #:	20220103519 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	11/07/2022		
Document Type:	Deed		

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Legal Description:
Block: 24 Subdivision: HORION TOWN CENTER UNIT TWO Map Ref: FILE 20210072450
City/Muni/Twp: HORIZON CITY

Mortgage Record

Recording Date:	04/27/2022	Loan Amount:	N/A
Document #:	20220040509 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	04/19/2022		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 24 Subdivision: HORIZON TOWN CENTER UNIT TWO Map Ref: FILE 20210072450
City/Muni/Twp: HORIZON CITY

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	N/A
Document #:	20220040508 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/19/2022		
Document Type:	Deed		

Legal Description:
Block: 24 Subdivision: HORIZON TOWN CENTER UNIT TWO Map Ref: FILE 20210072450
City/Muni/Twp: HORIZON CITY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**13720 LAGO VISTA AVE** **HORIZON CITY, TX 79928-6074**	10/07/2026			1800	6/3/2	2022	6,600 SF	
		APN: H762-000-0140-0600 Document #: 20260084803 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 14 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:6 Block:14 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
2	.06Mi.	**13729 FLORA VISTA AVE** **HORIZON CITY, TX 79928-6073**	12/31/2025			1848	6/4/2	2023	7,177 SF	
		APN: H762-000-0140-0900 Document #: 20250101606 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 14 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:9 Block:14 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
3	.11Mi.	**13688 LAGO VISTA AVE** **HORIZON CITY, TX 79928-6078**	10/07/2026			1901	6/3/2	2022	6,050 SF	
		APN: H762-000-0150-2300 Document #: 20260084539 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 15 Subdivision: HORIZON TOWN CENTER UNIT TWO Abbreviated Description: Lot:23 Block:15 Subdivision:HORIZON TOWN CENTER UNIT TWO City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
4	.12Mi.	**301 PARK VISTA PL** **EL PASO, TX 79928-2325**	08/04/2026			2334	6/3/	2022	8,686 SF	
		APN: H762-000-0260-0800 Document #: 20260065891 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 26 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:8 Block:26 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON City/Muni/Twp: HORIZON								
5	.12Mi.	**13684 LAGO VISTA AVE** **HORIZON CITY, TX 79928-6078**	05/08/2026			2072	6/4/2	2023	6,050 SF	
		APN: H762-000-0150-2400 Document #: 20260038957 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 15 Subdivision: HORIZON TOWN CENTRE UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:24 Block:15 Subdivision:HORIZON TOWN CENTRE UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
6	.13Mi.	**13680 LAGO VISTA AVE** **HORIZON CITY, TX 79928-6078**	10/07/2026			1794	6/4/2	2023	6,050 SF	
		APN: H762-000-0150-2500 Document #: 20260084931 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 15 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:25 Block:15 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
7	.18Mi.	**249 RAMI VISTA PL** **EL PASO, TX 79928-**	12/11/2025			2519	6/3/2	2025	13,483 SF	
		APN: H762-000-0270-0700 Document #: 20250098398 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 27 Subdivision: HORIZON TOWN CENTER UNIT 4 MapRef: FILE 20240085494 Abbreviated Description: Lot:7 Block:27 Subdivision:HORIZON TOWN CENTER UNIT 4 Map Ref:FILE 20240085494								
8	.19Mi.	**13821 VILLA VISTA AVE** **EL PASO, TX 79928-2321**	07/14/2026			1781	10/4/3	2018	8,144 SF	
		APN: H762-000-0050-0700 Document #: 20260059306 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: HORIZON TOWN CENTER UNIT ONE MapRef: DOC 20180057691 Abbreviated Description: Lot:7 Block:5 Subdivision:HORIZON TOWN CENTER UNIT ONE Map Ref:DOC 20180057691City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY								
9	.19Mi.	**13757 CENTRO VISTA AVE** **EL PASO, TX 79928-**	05/13/2026			1772	5/3/3	2025	6,756 SF	
		APN: H762-000-0010-2000 Document #: 20260040437 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98757900

Legal: Lot: 20 Block: 1 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:20 Block:1 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085494

10	.19Mi.	**13761 CENTRO VISTA AVE** **EL PASO, TX 79928-**	05/07/2026	2297	6/3/2	2025	7,116 SF

APN: H762-000-0010-1900 Document #: 20260038531
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: HORIZON TWON CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:19 Block:1 Subdivision:HORIZON TWON CENTER UNIT FOUR Map Ref:FILE 20240085494

11	.19Mi.	**240 PARK VISTA PL** **EL PASO, TX 79928-2471**	01/27/2026	2256	6/3/2	2025	7,924 SF

APN: H762-000-0270-0400 Document #: 20260007111
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 27 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085495 Abbreviated Description: Lot:4 Block:27 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085495City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

12	.2Mi.	**13801 CENTRO VISTA AVE** **EL PASO, TX 79928-**	06/30/2026	1689	5/3/3	2025	6,360 SF

APN: H762-000-0010-1800 Document #: 20260055108
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:18 Block:1 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085494

13	.21Mi.	**13833 FLORA VISTA AVE** **EL PASO, TX 79928-2420**	07/01/2026	1535	6/3/2	2022	6,024 SF

APN: H762-000-0090-3700 Document #: 20260055743
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 9 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:37 Block:9 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

14	.23Mi.	**240 PLAYA VISTA CT** **HORIZON CITY, TX 79928-6081**	04/02/2026	2391	6/3/2	2025	8,361 SF

APN: H762-000-0270-1100 Document #: 20260027155
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 27 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:11 Block:27 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085494City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

15	.23Mi.	**253 MARR ST** **EL PASO, TX 79905-**	12/19/2025	2206	6/3/2	2025	7,989 SF

APN: H762-000-0270-1500 Document #: 20250100529
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 27 Subdivision: HORIZON TOWN CENTER UNIT 4 MapRef: DOC 20240085494 Abbreviated Description: Lot:15 Block:27 Subdivision:HORIZON TOWN CENTER UNIT 4 Map Ref:DOC 20240085494City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

16	.24Mi.	**249 MARR ST** **EL PASO, TX 79905-**	12/31/2025	2255	6/3/2	2025	7,445 SF

APN: H762-000-0270-1400 Document #: 20250101964
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 27 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:14 Block:27 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085494

17	.27Mi.	**13837 CENTRO VISTA AVE** **EL PASO, TX 79928-**	07/22/2026	1998	6/3/2	2025	6,684 SF

APN: H762-000-0010-0900 Document #: 20260061827
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: HORIZON TOWN CENTER UNIT FOUR MapRef: FILE 20240085494 Abbreviated Description: Lot:9 Block:1 Subdivision:HORIZON TOWN CENTER UNIT FOUR Map Ref:FILE 20240085494

18	.27Mi.	**13661 PRIME VISTA CT** **HORIZON CITY, TX 79928-6080**	07/08/2026		//		6,322 SF

APN: H762-000-0220-1700 Document #: 20260057728
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 17 Block: 22 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:17 Block:22 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

19	.27Mi.	**13657 PRIME VISTA CT** **HORIZON CITY, TX 79928-6080**	07/08/2026		//		6,084 SF

APN: H762-000-0220-1800 Document #: 20260057731
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 18 Block: 22 Subdivision: HORIZON TOWN CENTER UNIT TWO MapRef: FILE 20210072450 Abbreviated Description: Lot:18 Block:22 Subdivision:HORIZON TOWN CENTER UNIT TWO Map Ref:FILE 20210072450City/Muni/Twp:HORIZON CITY City/Muni/Twp: HORIZON CITY

20	.28Mi.	**13841 CENTRO VISTA AVE** **EL PASO, TX 79928-**	09/22/2026	1980	6/4/2	2025	8,336 SF

APN: H762-000-0010-0800 Document #: 20260080083
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: HORIZON TOWN CENTER UNIT FOUR Abbreviated Description: Lot:8 Block:1 Subdivision:HORIZON TOWN CENTER UNIT FOUR City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

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.

ICE SiteX Report

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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.	**13725 LAGO VISTA AVE**	**11/07/2022**	$325,770	$325,770	1,782	6/3/2	2022	6,119 SF	
.01Mi.	**13721 LAGO VISTA AVE**	**08/30/2022**	$324,062	$324,062	1,791	6/3/2	2022	6,119 SF	
.01Mi.	**13729 LAGO VISTA AVE**	**12/29/2022**	$396,763	$396,763	2,334	6/3/	2022	6,647 SF	
.02Mi.	**13717 LAGO VISTA AVE**	**09/22/2022**	$338,378	$338,378	1,952	6/3/2	2022	6,119 SF	
.02Mi.	**13724 VILLA VISTA AVE**	**03/17/2023**	$394,660	$394,660	2,334	6/3/2	2022	6,119 SF	
.02Mi.	**13720 VILLA VISTA AVE**	**12/12/2022**	$303,557	$303,557	1,857	6/3/2	2022	6,119 SF	
.02Mi.	**13728 VILLA VISTA AVE**	**08/27/2024**	$431,935	$431,935	2,803	6/3/2	2022	6,647 SF	
.03Mi.	**13716 VILLA VISTA AVE**	**07/15/2024**	$289,871	$289,871	1,817	6/3/2	2022	6,119 SF	
.03Mi.	**13713 LAGO VISTA AVE**	**09/15/2022**	$293,923	$293,923	1,586	6/3/	2022	6,119 SF	
.03Mi.	**13724 LAGO VISTA AVE**	**03/28/2023**	$360,325	$360,325	2,012	6/3/2	2022	6,600 SF	
.03Mi.	**13720 LAGO VISTA AVE**	**04/10/2023**	$338,545	$338,545	1,800	6/3/2	2022	6,600 SF	
.03Mi.	**13728 LAGO VISTA AVE**	**03/21/2023**	$336,737	$336,737	1,793	6/3/2	2022	7,177 SF	
.04Mi.	**13737 LAGO VISTA AVE**	**11/18/2022**	$345,978	$345,978	1,895	6/3/2	2022	6,647 SF	
.04Mi.	**13712 VILLA VISTA AVE**	**01/26/2023**	$346,753	$346,753	1,895	6/3/2	2022	6,119 SF	
.04Mi.	**13716 LAGO VISTA AVE**	**04/03/2023**	$327,653	$327,653	2,067	6/3/2	2022	6,600 SF	
.04Mi.	**13709 LAGO VISTA AVE**	**08/29/2022**	$284,509	$284,509	1,681	6/3/2	2022	6,119 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 **13725 LAGO VISTA AVE, HORIZON CITY, TX 79928-6074** 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	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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ICE SiteX Report

OrderID: 98757900

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