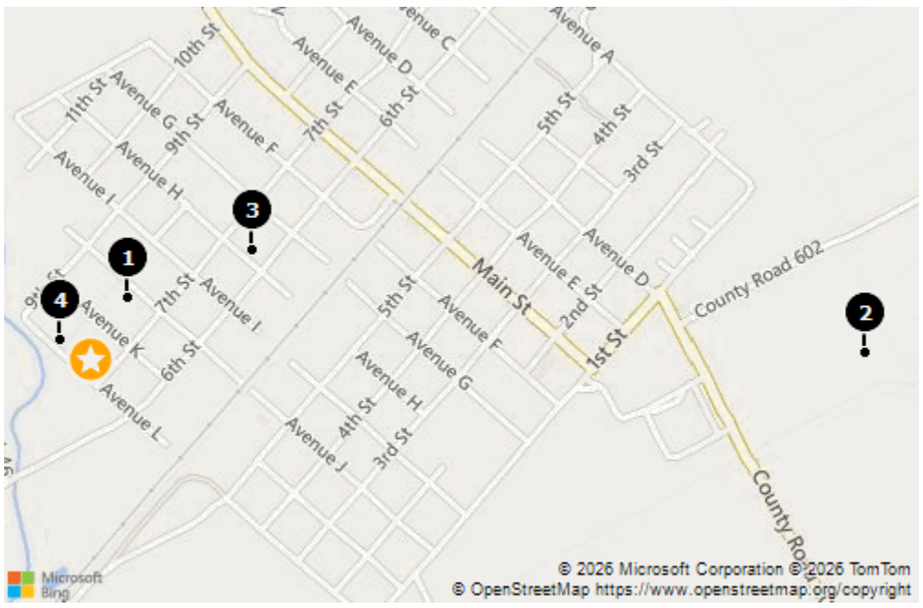
ICE SiteX Report

OrderID: 96977471

SiteX Property Information Report



Subject Property Location

1523 AVENUE L, DANBURY, TX 77534-8917

County:	**BRAZORIA TX**	Census Tract:	480396624.003021
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	3140-0353-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$194,650 - $263,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CDB EM3 GBC HAD
Assd Land Value:	$57,960	Market Land Value:	$57,960	Tax Year:	2024
Assd Improvement:	$100,930	Market Improvment Value:	$100,930	Total Taxable Value:	$1,407
Total Assessed Value:	$138,930	Total Assessor Market Value:	$158,890	Delinquent Year:	
				Tax Account ID:	R203349
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7,8 Block: 85 Subdivision: DANBURY

Abbreviated Description:	DANBURY BLK 85 LOT 7-8-9 MH DESIGNATED AS REAL PROPERTY S# 10701223A S# 10701223B HUD# PFS0647332;HUD#2 PFS0647333;TITLE # MH
City/Muni/Twp:	DANBURY

Property Characteristics

Lot Size:	21,750 SF	Bedrooms:		Pool:	
Building Area:	1400 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	$127,546
Document #:	2025060667 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/01/2024	Loan Amount:	N/A
Document #:	2024013311 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:

Lot: 7-9 Block: 85 Subdivision: DANBURY TOWNSITE
City/Muni/Twp: DANBURY

Mortgage Record

Recording Date:	06/02/2023	Loan Amount:	N/A
Document #:	2023024400 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:

Lot: 7-9 Block: 85
City/Muni/Twp: DANBURY

ICE SiteX Report

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Prior Transfer

Recording Date:	02/08/2019	Sales Price:	N/A
Document #:	2019005984 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/08/2019		
Document Type:			

Legal Description:
Lot: 7-9 Block: 85 Subdivision: DANBURY TOWSITE Map Ref: VOL 80 PG 626
City/Muni/Twp: DANBURY

Prior Transfer

Recording Date:	02/08/2019	Sales Price:	N/A
Document #:	BK-PG 2019 -5984	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7,8 Block: 85 Subdivision: DANBURY
Abbreviated Description: DANBURY BLK 85 LOT 7-8-9 MH DESIGNATED AS REAL PROPERTY S# 10701223A S# 10701223B HUD# PFS0647332;HUD#2 PFS0647333;TITLE # MH
City/Muni/Twp: DANBURY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	19,953 SF	Median # of Baths	
Median Living Area	1,676 SF	Median Year Built	2009
Price Range - 2 Yrs		Age Range	5 years to 21 years
Median Value		Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1516 AVENUE J** **DANBURY, TX 77534-8888**	10/06/2025			1560	//	2005	18,125 SF	
		APN: 3140-0355-000 Document #: 2025048494 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1-3 Block: 86 Subdivision: DANBURY TOWNSITE MapRef: VOL 80 PG 626 Abbreviated Description: Lot:1-3 Block:86 Subdivision:DANBURY TOWNSITE Map Ref:VOL 80 PG 626Abbreviated Description:LOT: NORTH 2 OF LOT 3								
2	1.1Mi.	**15121 COUNTY ROAD 602** **DANBURY, TX 77534-8114**	04/01/2025			2280	//	2021	241,759 SF	
		APN: 0013-0008-001 Document #: 2025014774 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: STRONG ESTATES MapRef: FILE 2021041768 Abbreviated Description: Lot:2 Subdivision:STRONG ESTATES Map Ref:FILE 2021041768								
3	.33Mi.	**1615 AVENUE G** **DANBURY, TX 77534-8078**	12/16/2024			1216	//	2008	SF	
		APN: 9630-1216-114 Document #: 2024054361 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 9 Block: 79 Subdivision: DANBURY Abbreviated Description: Lot:9 Block:79 Subdivision:DANBURY								
4	.08Mi.	**1419 AVENUE L** **DANBURY, TX 77534-8880**	10/30/2024			1792	//	2011	21,780 SF	
		APN: 3140-0420-131 Document #: 2024046953 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7-9 Block: 108 Subdivision: DANBURY TOWNSITE MapRef: VOL 80 PG 624 Abbreviated Description: Lot:7-9 Block:108 Subdivision:DANBURY TOWNSITE Map Ref:VOL 80 PG 624								

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.

ICE SiteX Report

OrderID: 96977471

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.	**1523 AVENUE L**	**02/08/2019**	$158,890	$138,930	1,400		2006	21,750 SF	
.02Mi.	**1511 AVENUE L**		$16,680	$16,680	1,368		2006		
.02Mi.	**1511 AVENUE L**	**09/21/2006**	$57,960	$51,289				21,750 SF	
.07Mi.	**6223 9TH ST**	**06/09/2014**	$113,450	$113,450	1,960		2006	21,780 SF	
.08Mi.	**1419 AVENUE L**	**10/28/2024**	$282,100	$282,100	1,792		2011	21,780 SF	
.09Mi.	**1402 AVENUE K**	**10/28/2014**	$95,890	$95,890	1,352		2004	10,877 SF	
.1Mi.	**1516 AVENUE J**	**05/27/2016**	$259,220	$202,472	1,560		2005	18,125 SF	
.11Mi.	**1707 AVENUE L**		$57,900	$57,900	1,216		2022		
.11Mi.	**1707 AVENUE L**	**06/01/2022**	$25,120	$25,120				7,235 SF	
.12Mi.	**1711 AVENUE L**	**07/22/2022**	$143,790	$143,790	1,456		2019		
.12Mi.	**1711 AVENUE L**	**12/16/2020**	$27,570	$27,570				7,235 SF	
.13Mi.	**1715 AVENUE L**		$83,330	$70,190	1,216		2019		
.13Mi.	**1715 AVENUE L**	**08/23/2019**	$25,950	$25,783				7,248 SF	
.14Mi.	**1719 AVENUE L**		$65,000	$65,000	1,440		2018		
.14Mi.	**1719 AVENUE L**	**01/29/2018**	$25,950	$25,950				7,248 SF	
.29Mi.	**1723 AVENUE L**	**12/20/2017**	$49,600	$49,600				28,967 SF	

Rent vs. Own

Households Occupied by Renters:	3%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	38.2 years old	Households:	872
Median Household Income:	$102,284	Households w/Family:	87%
Household Income Per Capita:	$47,738	Households w/Family Married:	76%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Alvin Independent School District	Students:	30,038
Number of Schools:	37	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
14.58Mi.	**Alvin High School** Number of Students: 2,766 Student-Teacher Ratio: 16.84 Advanced Placement: Yes	C+	Public	9 - 12
14.93Mi.	**Fairview Junior High School** Number of Students: 644 Student-Teacher Ratio: 13.55	B	Public	6 - 8
12.97Mi.	**R.L. Stevenson Elementary School** Number of Students: 461 Student-Teacher Ratio: 13.5	NA	Public	PK - 2
13.46Mi.	**Alvin Junior High School** Number of Students: 716 Student-Teacher Ratio: 14.74	C+	Public	6 - 8
12.68Mi.	**Walt Disney Elementary School** Number of Students: 457 Student-Teacher Ratio: 12.69	C	Public	3 - 5

Flood Report

The Subject Property of **1523 AVENUE L, DANBURY, TX 77534-8917** 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	29%	SIGNIFICANTLY LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	10%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	53%	NOTABLY LOWER
OVERALL	46%	SIGNIFICANTLY LOWER

Disaster Alerts

7/5/2024 - urricane Beryl

ICE SiteX Report

OrderID: 96977471

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