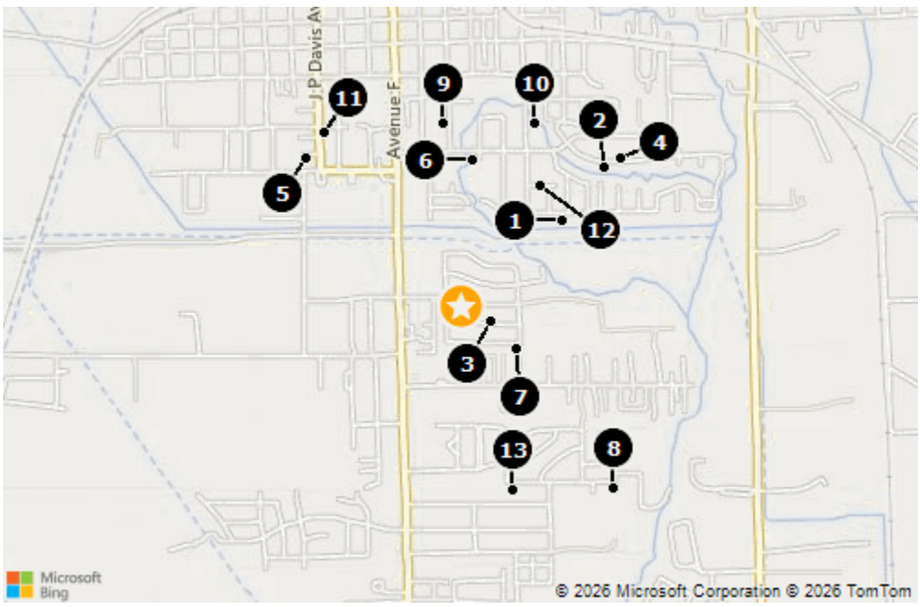
ICE SiteX Report

OrderID: 98722586

SiteX Property Information Report



Subject Property Location

1908 BAYWOOD DR, BAY CITY, TX 77414-7704

County:	**MATAGORDA TX**	Census Tract:	483217303.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	27388	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	24	Common Confidence Score:	30
Value Range:	$152,760 - $249,240	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	10 20 30 40 50 52
Assd Land Value:	$32,530	Market Land Value:	$32,530	Tax Year:	2025
Assd Improvement:	$146,990	Market Improvment Value:	$146,990	Total Taxable Value:	$4,025
Total Assessed Value:	$179,520	Total Assessor Market Value:	$179,520	Delinquent Year:	
				Tax Account ID:	1361-0040-000300
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 4 Section: 2
Abbreviated Description: BAYWOOD S/D, BLOCK 4, LOT 3, SEC 2

Property Characteristics

Lot Size:	9,322 SF	Bedrooms:		Pool:	
Building Area:	1694 SF	Baths:		Fireplace:	
Year Built:	1970	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:	04/02/2025	Sales Price:	$91,179
Document #:	2025-1613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/20/2017	Sales Price:	$91,179
Document #:	2017-006362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/15/2008	Loan Amount:	N/A
Document #:	087712 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2035	Type Finance:	
Legal Description:			

Lot: 3 Block: 4 Section: 2 Subdivision: BAYWOOD ADDITION
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	05/04/2006	Sales Price:	N/A
Document #:	63329 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 3 Block: 4 Section: 2
Abbreviated Description: BAYWOOD S/D, BLOCK 4, LOT 3, SEC 2

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,367 SF	Median # of Baths	
Median Living Area	1,518 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	5 years to 88 years
Median Value		Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**2308 HILLCREST DR** **BAY CITY, TX 77414-7315**	09/28/2026			1476	//	1960	9,235 SF	
		APN: 28359 Document #: 2026-5228 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: BRIAR MEADOW SUBDIVISION MapRef: VOL 4 PG 11 Abbreviated Description: Lot:1 Block:3 Subdivision:BRIAR MEADOW SUBDIVISION Map Ref:VOL 4 PG 11City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
2	.57Mi.	**2502 OAK DR** **BAY CITY, TX 77414-7340**	09/25/2026			2149	//	1960	11,151 SF	
		APN: 41494 Document #: 2026-5193 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13&14 Subdivision: OAK GROVE SUBDIVISION MapRef: VOL 2 PG 57 Abbreviated Description: Lot:13&14 Subdivision:OAK GROVE SUBDIVISION Map Ref:VOL 2 PG 57Abbreviated Description:PORTION LOTS13&14 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
3	.09Mi.	**2005 CANDLEWOOD DR** **BAY CITY, TX 77414-7709**	09/21/2026			1510	//	1970	8,451 SF	
		APN: 27405 Document #: 2026-5074 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 4 Section: 2 Subdivision: BAYWOOD ADDITION MapRef: VOL 4 PG 8 Abbreviated Description: Lot:20 Block:4 Section:2 Subdivision:BAYWOOD ADDITION Map Ref:VOL 4 PG 8City/Muni/Twp:BEY CITY City/Muni/Twp: BEY CITY								
4	.63Mi.	**2517 OAK DR** **BAY CITY, TX 77414-7339**	08/28/2026			1627	//	1956	19,515 SF	
		APN: 41499 Document #: 2026-4606 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20&21 Subdivision: OAK GROVE SUBDIVISION Abbreviated Description: Lot:20&21 Subdivision:OAK GROVE SUBDIVISION Abbreviated Description:PORTION LOT21; E HALL LEAGUE ABST 45 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
5	.6Mi.	**1300 BASIN ST** **BAY CITY, TX 77414-7113**	08/12/2026			1183	//	1960	6,098 SF	
		APN: 46639 Document #: 2026-4273 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: W F TETTS EXTENSION MapRef: VOL 3 PG 21 Abbreviated Description: Lot:4 Block:3 Subdivision:W F TETTS EXTENSION Map Ref:VOL 3 PG 21Abbreviated Description:ELISHA HALL LEAGUE ABSTARCT NO 45 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
6	.41Mi.	**1920 MARGUERITE ST** **BAY CITY, TX 77414-7257**	04/09/2026			5484	/7/	1963	81,562 SF	
		APN: 12399 Document #: 2026-1747 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: J ALLEN SURVEY A 110 Abbreviated Description: Subdivision:J ALLEN SURVEY A 110								
7	.2Mi.	**2024 STONESTHROW DR** **BAY CITY, TX 77414-7720**	02/09/2026			1348	//	1970	10,367 SF	
		APN: 27465 Document #: 2026-655 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 6 Subdivision: BAYWOOD ADDITION SECTION TWO MapRef: VOL 4 PG 8 Abbreviated Description: Lot:24 Block:6 Subdivision:BAYWOOD ADDITION SECTION TWO Map Ref:VOL 4 PG 8City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
8	.67Mi.	**2432 HEDGEROSE LN** **BAY CITY, TX 77414-8269**	01/13/2026			1518	//	2016	7,214 SF	
		APN: 121852 Document #: 2026-206 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: MEADOWOOD Phase No: I MapRef: FILE 353B-354A Abbreviated Description: Lot:5 Block:3 Subdivision:MEADOWOOD Phase No:I Map Ref:FILE 353B-354AAbbreviated Description:ELISHA HALL LEAGUE ABSTRACT NO 45 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
9	.52Mi.	**3120 AVENUE H** **BAY CITY, TX 77414-7233**	12/12/2025			1416	//	1950	16,466 SF	
		APN: 46538 Document #: 2025-6397 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6-8 Subdivision: SUNNY BROOK ADDITION MapRef: VOL 2 PG 58 Abbreviated Description: Lot:6-8 Subdivision:SUNNY BROOK ADDITION Map Ref:VOL 2 PG 58Abbreviated Description:PORTION LOTS6&8 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
10	.56Mi.	**3205 AVENUE K** **BAY CITY, TX 77414-7301**	11/21/2025			2387	//	1938	26,092 SF	
		APN: 38091 Document #: 2025-6040 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HAMILTON HEIGHTS SUBDIVISION MapRef: VOL 13 PG 110 Abbreviated Description: Lot:3 Subdivision:HAMILTON HEIGHTS SUBDIVISION Map Ref:VOL 13 PG 110City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
11	.62Mi.	**3201 J P DAVIS AVE** **BAY CITY, TX 77414-7146**	11/04/2025			1521	/3/	2021	6,403 SF	
		APN: 46624 Document #: 2025-5749 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23&24 Block: 2 Subdivision: WHITSON ADDITION MapRef: VOL 2 PG 47 Abbreviated Description: Lot:23&24 Block:2 Subdivision:WHITSON ADDITION Map Ref:VOL 2 PG 47Abbreviated Description:PORTION LOT23 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
12	.42Mi.	**2209 LINWOOD LN** **BAY CITY, TX 77414-7364**	10/28/2025			1281	//	1960	7,187 SF	
		APN: 38374 Document #: 2025-5647								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: HILLCREST ADDITION MapRef: VOL 3 PG 10 Abbreviated Description: Lot:3 Block:4 Subdivision:HILLCREST ADDITION Map Ref:VOL 3 PG 10Abbreviated Description:ELISHA HALL LEAGUE ABSTRACT NO 45 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

13	.54Mi.	**2104 HEDGEROSE LN** **BAY CITY, TX 77414-8254**	10/24/2025	1882	//	1980	26,249 SF	

APN: 43282 Document #: 2025-5590
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 3 Subdivision: PALM VILLAGE ADDITION MapRef: VOL 74 PG 45 Abbreviated Description: Lot:1-3 Block:3 Subdivision:PALM VILLAGE ADDITION Map Ref:VOL 74 PG 45

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.	**1908 BAYWOOD DR**	**05/04/2006**	$179,520	$179,520	1,694		1970	9,322 SF	
.01Mi.	**1904 BAYWOOD DR**	**04/01/1992**	$161,960	$161,960	1,589		1970	9,540 SF	
.01Mi.	**1912 BAYWOOD DR**	**09/18/2023**	$173,780	$173,780	1,560		1970	9,418 SF	
.03Mi.	**1905 CANDLEWOOD DR**	**07/23/2019**	$195,680	$195,680	1,925		1970	9,627 SF	
.03Mi.	**1916 BAYWOOD DR**	**07/17/2007**	$202,060	$202,060	1,680		1964	8,756 SF	
.03Mi.	**1909 CANDLEWOOD DR**	**05/27/2021**	$162,080	$162,080	1,416		1970	10,237 SF	
.03Mi.	**1900 BAYWOOD DR**	**08/02/2002**	$174,120	$174,120	1,847		1970	10,019 SF	
.03Mi.	**1913 CANDLEWOOD DR**	**05/11/2007**	$165,460	$165,460	1,544		1970	9,030 SF	
.03Mi.	**1901 CANDLEWOOD DR**	**03/06/2024**	$229,600	$229,600	1,978		1969	11,761 SF	
.04Mi.	**1913 BAYWOOD DR**		$199,440	$199,440	1,840		1970	7,754 SF	
.04Mi.	**1909 BAYWOOD DR**	**10/29/2024**	$158,030	$158,030	1,680		1970	10,237 SF	
.04Mi.	**1917 BAYWOOD DR**	**07/24/2023**	$173,900	$173,900	1,573		1970	9,235 SF	
.04Mi.	**1920 BAYWOOD DR**	**08/26/2011**	$168,360	$168,360	1,542		1976	9,453 SF	
.04Mi.	**1905 BAYWOOD DR**	**06/27/2005**	$209,890	$209,890	1,730		1963	11,064 SF	
.04Mi.	**1917 CANDLEWOOD DR**	**11/14/1995**	$157,760	$157,760	1,395		1967	9,365 SF	
.05Mi.	**1921 BAYWOOD DR**	**04/13/2011**	$163,390	$163,390	1,525		1979	8,407 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	38.9 years old	Households:	9,563
Median Household Income:	$58,566	Households w/Family:	73%
Household Income Per Capita:	$32,169	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Bay City Independent School District	Students:	3,473
Number of Schools:	5	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Tenie Holmes Elementary School** Number of Students: 763 Student-Teacher Ratio: 21.28	D	Public	3 - 5
1.52Mi.	**Cherry Elementary School** Number of Students: 432 Student-Teacher Ratio: 17.46	D	Public	PK - KG
0.45Mi.	**Roberts Elementary School**	D-	Public	1 - 2

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Number of Students: 486
Student-Teacher Ratio: 18.75

1.98Mi.	**Bay City Junior High School** Number of Students: 750 Student-Teacher Ratio: 19.71	C-	Public	6 - 8
1.61Mi.	**Bay City High School** Number of Students: 1,042 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **1908 BAYWOOD DR, BAY CITY, TX 77414-7704** 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	112%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	112%	HIGHER
OVERALL	106%	SIMILAR

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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