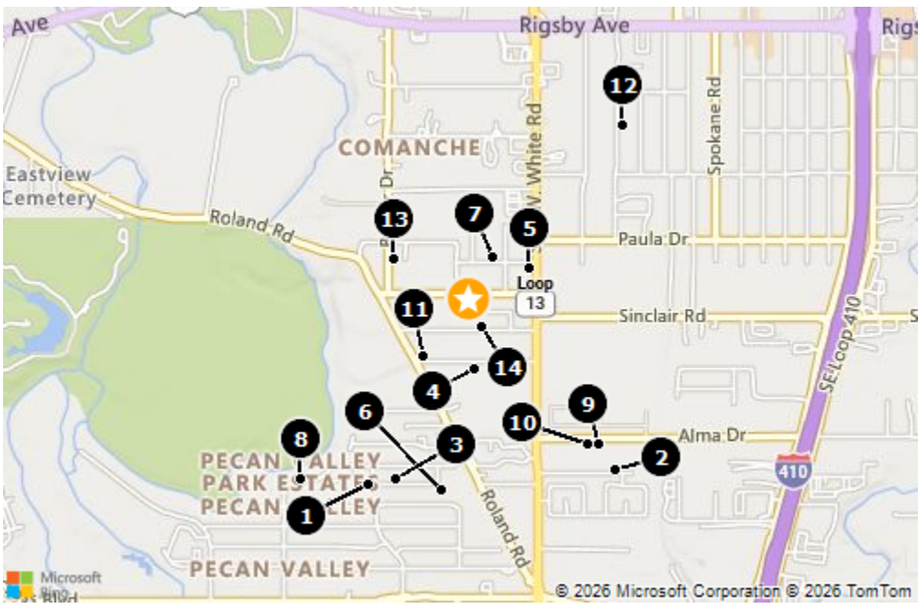
ICE SiteX Report

OrderID: 98012178

SiteX Property Information Report



Subject Property Location

210 SINCLAIR RD, SAN ANTONIO, TX 78222-1930

County:	**BEXAR TX**	Census Tract:	480291312.002009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10774-011-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	21	Common Confidence Score:	37
Value Range:	$164,320 - $251,680	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06 08 09 10 11 21
Assd Land Value:	$55,490	Market Land Value:	$55,490	Tax Year:	2024
Assd Improvement:	$73,320	Market Improvment Value:	$73,320	Total Taxable Value:	$1,593
Total Assessed Value:	$128,810	Total Assessor Market Value:	$128,810	Delinquent Year:	
				Tax Account ID:	464595
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 11 Subdivision: MARY HELEN

Abbreviated Description:	NCB 10774 BLK 2 LOT 3
City/Muni/Twp:	SAN ANTONIO

Property Characteristics

Lot Size:	8,892 SF	Bedrooms:	2	Pool:	
Building Area:	1620 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Asbestos
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Contemp	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2017	Sales Price:	N/A
Document #:	20170035779 BK-PG 09646-0741	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/13/2017	Sales Price:	N/A
Document #:	20170027450 BK-PG 09646-0741	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2016	Sales Price:	N/A
Document #:	20160204903 BK-PG 09646-0741	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/14/2015	Sales Price:	N/A
Document #:	20150239053 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98012178

Legal Description:

Mortgage Record

Recording Date:	06/15/2015	Loan Amount:	N/A
Document #:	20150105805 BK-PG 17288-2274	Loan Type:	FHA
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: HUTHS SUBDIVISION Legal Unit: 2
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	03/05/2012	Sales Price:	$54,687
Document #:	20120040054 BK-PG 09988-1804	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2009	Sales Price:	$54,687
Document #:	20090229470 BK-PG 09988-1804	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/28/2006	Loan Amount:	N/A
Document #:	20060206307 BK-PG 12350-0107	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: HUGHS SUBDIVISION UNIT TWO
Abbreviated Description: NEW CITY BLK10774
City/Muni/Twp: SAN ANTONIO

Mortgage Record

Recording Date:	05/01/2003	Loan Amount:	N/A
Document #:	BK-PG 9988-1804	Loan Type:	FHA
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: HUTHS SUBDIVISION UNIT TWO
Abbreviated Description: NEW CITY BLK10774
City/Muni/Twp: SAN ANTONIO

Mortgage Record

Recording Date:	10/31/2002	Loan Amount:	N/A
Document #:	BK-PG 9646-0741	Loan Type:	FHA
TD Due Date:	11/01/2032	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: HUTHS SUBDIVISION UNIT TWO
Abbreviated Description: NEW CITY BLK10774
City/Muni/Twp: SAN ANTONIO

Mortgage Record

Recording Date:	02/28/2002	Loan Amount:	N/A
Document #:	BK-PG 9278-2430	Loan Type:	FHA
TD Due Date:	03/01/2032	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: HUTHS SUBDIVISION UNIT TWO
Abbreviated Description: NEW CITY BLK10774
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	06/15/2000	Sales Price:	N/A
Document #:	20150192097 BK-PG 17494 -1743	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 11 Subdivision: MARY HELEN
Abbreviated Description: NCB 10774 BLK 2 LOT 3
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	03/22/2000	Sales Price:	N/A
Document #:	BK-PG 8352-1575	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/15/2000		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: HUGHS SUBDIVISION UNIT TWO Map Ref: MB3025 PG211
Abbreviated Description: NEW CITY BLK10774
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	04/24/1997	Sales Price:	N/A
Document #:	BK-PG 7068-0887	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/07/1997		
Document Type:			

Legal Description:
Lot: 2 Subdivision: HUTHS SUBDIVISION Map Ref: MB2575 PG54
Abbreviated Description: NEW CITY BLK10773
City/Muni/Twp: SAN ANTONIO

ICE SiteX Report

OrderID: 98012178

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	14,457 SF	Median # of Baths	1
Median Living Area	1,274 SF	Median Year Built	1959
Price Range - 2 Yrs		Age Range	7 years to 75 years
Median Value		Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**4919 CARYA** **SAN ANTONIO, TX 78222-2716**	06/03/2026			1270	6/3/2	1985	5,390 SF	
		APN: 13841-001-0420 Document #: 20260106150 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 1 Section: 11 Subdivision: PECAN VALLEY ESTATES Legal Unit: 1 MapRef: VOL 9508 PG 155 Abbreviated Description: Lot:42 Block:1 Section:11 Subdivision:PECAN VALLEY ESTATES Legal Unit:1 Map Ref:VOL 9508 PG 155City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
2	.62Mi.	**4639 IDA DR** **SAN ANTONIO, TX 78222-3804**	05/14/2026			806	4/2/1	1960	14,460 SF	Yes
		APN: 10850-000-0020 Document #: 20260091486 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: KRIEGER PROPERTY MapRef: VOL 4500 PG 80 Abbreviated Description: Lot:2 Subdivision:KRIEGER PROPERTY Map Ref:VOL 4500 PG 80City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
3	.55Mi.	**4223 KATRINA LN** **SAN ANTONIO, TX 78222-2713**	05/08/2026			1278	5/3/2	1985	5,250 SF	
		APN: 17450-007-0310 Document #: 20260087153 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 7 Subdivision: PECAN VALLEY ESTATES UNIT 1 MapRef: VOL 9511 PG 17 Abbreviated Description: Lot:31 Block:7 Subdivision:PECAN VALLEY ESTATES UNIT 1 Map Ref:VOL 9511 PG 17City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
4	.2Mi.	**4338 IRENE DR** **SAN ANTONIO, TX 78222-2816**	04/30/2026			1579	6/3/2	1968	16,560 SF	
		APN: 12158-002-0240 Document #: 20260080483 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 2 Abbreviated Description: Lot:24 Block:2								
5	.19Mi.	**2329 S WW WHITE RD** **SAN ANTONIO, TX 78222-1936**	04/16/2026			1116	5/3/1	1959	21,114 SF	
		APN: 10768-001-0050 Document #: 20260070948 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SPRINGER ADDITION MapRef: VOL 2575 PG 67 Abbreviated Description: Lot:5 Block:1 Subdivision:SPRINGER ADDITION Map Ref:VOL 2575 PG 67City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
6	.54Mi.	**4342 KATRINA LN** **SAN ANTONIO, TX 78222-2719**	04/13/2026			1473	6/3/2	1986	9,560 SF	
		APN: 13841-001-0630 Document #: 20260067889 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 63 Block: 1 Subdivision: PECAN VALLEY ESTATES Legal Unit: 1 MapRef: VOL 9511 PG 17 Abbreviated Description: Lot:63 Block:1 Subdivision:PECAN VALLEY ESTATES Legal Unit:1 Map Ref:VOL 9511 PG 17City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
7	.14Mi.	**139 RETTA ST** **SAN ANTONIO, TX 78222-1934**	04/07/2026			1121	6/2/1	1951	23,653 SF	
		APN: 10765-003-0110 Document #: 20260063637 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 3 Subdivision: SPRINGER ADDITION MapRef: VOL 2575 PG 67 Abbreviated Description: Lot:11 Block:3 Subdivision:SPRINGER ADDITION Map Ref:VOL 2575 PG 67City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
8	.69Mi.	**4123 GRECO DR** **SAN ANTONIO, TX 78222-2732**	03/11/2026			1827	/3/2	2019	12,024 SF	
		APN: 17449-006-0420 Document #: 20260044297 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 6 Subdivision: PECAN VALLEY ESTATES Legal Unit: 2 MapRef: VOL 9512 PG 93 Abbreviated Description: Lot:42 Block:6 Subdivision:PECAN VALLEY ESTATES Legal Unit:2 Map Ref:VOL 9512 PG 93City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
9	.56Mi.	**4608 ALMA** **SAN ANTONIO, TX 78222-2904**	02/27/2026			1700	/2/1	2002	23,166 SF	
		APN: 10849-000-0090 Document #: 20260036046 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Abbreviated Description: Lot:9								
10	.53Mi.	**4602 ALMA** **SAN ANTONIO, TX 78222-2904**	02/27/2026			969	5/3/1	1953	23,265 SF	
		APN: 10849-000-0070 Document #: 20260036045 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Abbreviated Description: Lot:7 City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
11	.21Mi.	**4307 IRENE DR** **SAN ANTONIO, TX 78222-2815**	02/25/2026			1314	6/3/2	1958	12,649 SF	
		APN: 12157-001-0160 Document #: 20260033894 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: HENDERSON TERRACE SUBDIVISION MapRef: VOL 3535 PG 109-110 Abbreviated Description: Lot:16 Block:1 Subdivision:HENDERSON TERRACE SUBDIVISION Map Ref:VOL 3535 PG 109-110City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
12	.66Mi.	**2618 TYNE DR** **SAN ANTONIO, TX 78222-1222**	02/19/2026			1182	6/3/1	1959	14,453 SF	
		APN: 12779-005-0050 Document #: 20260029950 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: JUPE SUBDIVISION Legal Unit: 5 MapRef: VOL 3975 PG 281 Abbreviated Description: Lot:5 Block:5 Subdivision:JUPE SUBDIVISION Legal Unit:5 Map Ref:VOL 3975 PG 281City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
13	.24Mi.	**510 BONAIR DR** **SAN ANTONIO, TX 78222-1902**	02/02/2026			936	4/2/1	1951	15,480 SF	
		APN: 10772-004-0250 Document #: 20260018465 Document Type: Price Code:								

ICE SiteX Report

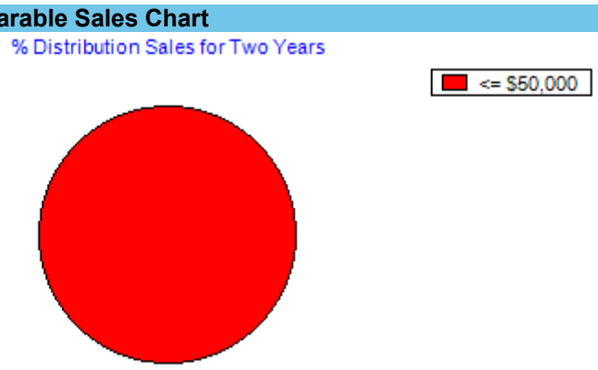
OrderID: 98012178

Land Use: Single Family Residential
Legal: Lot: 25 Block: 4 Subdivision: HEIN SUBDIVISION 6 MapRef: VOL 3377 PG 94 Abbreviated Description: Lot:25 Block:4 Subdivision:HEIN SUBDIVISION 6 Map Ref:VOL 3377 PG 94City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

14	.08Mi.	**143 MARY HELEN DR** **SAN ANTONIO, TX 78222-2821**	11/18/2025	1320	4/2/1	1955	8,970 SF	

APN: 10775-003-0170 Document #: 20250215438
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 3 Subdivision: HUTHS SUBDIVISION Legal Unit: 2 MapRef: VOL 3025 PG 211 Abbreviated Description: Lot:17 Block:3 Subdivision:HUTHS SUBDIVISION Legal Unit:2 Map Ref:VOL 3025 PG 211City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

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.	**210 SINCLAIR RD**	**06/15/2000**	$128,810	$128,810	1,620	4/2/1	1970	8,892 SF	
.01Mi.	**214 SINCLAIR RD**	**02/21/2003**	$112,570	$112,570	1,210	4/3/1	1970	8,892 SF	
.02Mi.	**202 SINCLAIR RD**	**05/14/2021**	$223,520	$223,520	2,134	7/3/1	1955	16,100 SF	
.02Mi.	**117 JULIA HELEN DR**	**05/23/2021**	$107,310	$107,310	1,332	5/3/1	1954	8,892 SF	
.03Mi.	**121 JULIA HELEN DR**	**04/29/2005**	$80,000	$80,000	912	4/3/1	1945	8,892 SF	
.03Mi.	**113 JULIA HELEN DR**	**10/08/2014**	$116,580	$116,580	1,330	5/2/2	1970	8,892 SF	
.03Mi.	**218 SINCLAIR RD**		$107,850	$107,850	1,188	5/3/2	1970	8,892 SF	
.04Mi.	**125 JULIA HELEN DR**	**05/08/2023**	$101,720	$101,720	1,012	5/3/1	1945	8,892 SF	
.04Mi.	**109 JULIA HELEN DR**	**10/16/2021**	$118,840	$118,840	1,614	7/3/2	1970	8,892 SF	
.04Mi.	**215 SINCLAIR RD**	**09/28/2012**	$162,340	$162,340	1,392	5/2/1	1950	22,550 SF	
.04Mi.	**219 SINCLAIR RD**	**04/14/2022**	$256,220	$256,220	2,469	/4/3	2019	18,450 SF	
.04Mi.	**222 SINCLAIR RD**		$86,820	$86,820	1,178	5/3/1	1970	8,892 SF	
.05Mi.	**129 JULIA HELEN DR**	**08/28/2012**	$101,650	$101,650	1,040	5/3/1	1955	8,892 SF	
.05Mi.	**114 JULIA HELEN DR**	**04/23/2023**	$95,890	$95,890	931	4/2/1	1955	8,970 SF	
.05Mi.	**110 JULIA HELEN DR**	**10/09/2020**	$100,010	$100,010	1,118	5/3/1	1955	8,970 SF	
.06Mi.	**118 JULIA HELEN DR**		$88,470	$88,470	1,192	4/2/1	1955	8,970 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	36.6 years old	Households:	9,265
Median Household Income:	$59,399	Households w/Family:	74%
Household Income Per Capita:	$26,760	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	East Central Independent School District	Students:	11,497
Number of Schools:	16	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.16Mi.	**East Central High School** Number of Students: 3,362 Student-Teacher Ratio: 18.54 Advanced Placement: Yes	D-	Public	9 - 12
1.57Mi.	**Legacy Middle School** Number of Students: 1,143 Student-Teacher Ratio: 17.62	C-	Public	6 - 8

ICE SiteX Report

OrderID: 98012178

1.11Mi. **Pecan Valley Elementary School** D Public PK - 5
Number of Students: 457
Student-Teacher Ratio: 13.71

Flood Report

The Subject Property of **210 SINCLAIR RD, SAN ANTONIO, TX 78222-1930** 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	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	87%	LOWER
OVERALL	92%	SIMILAR

Disaster Alerts

3/4/2025 - Duke Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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