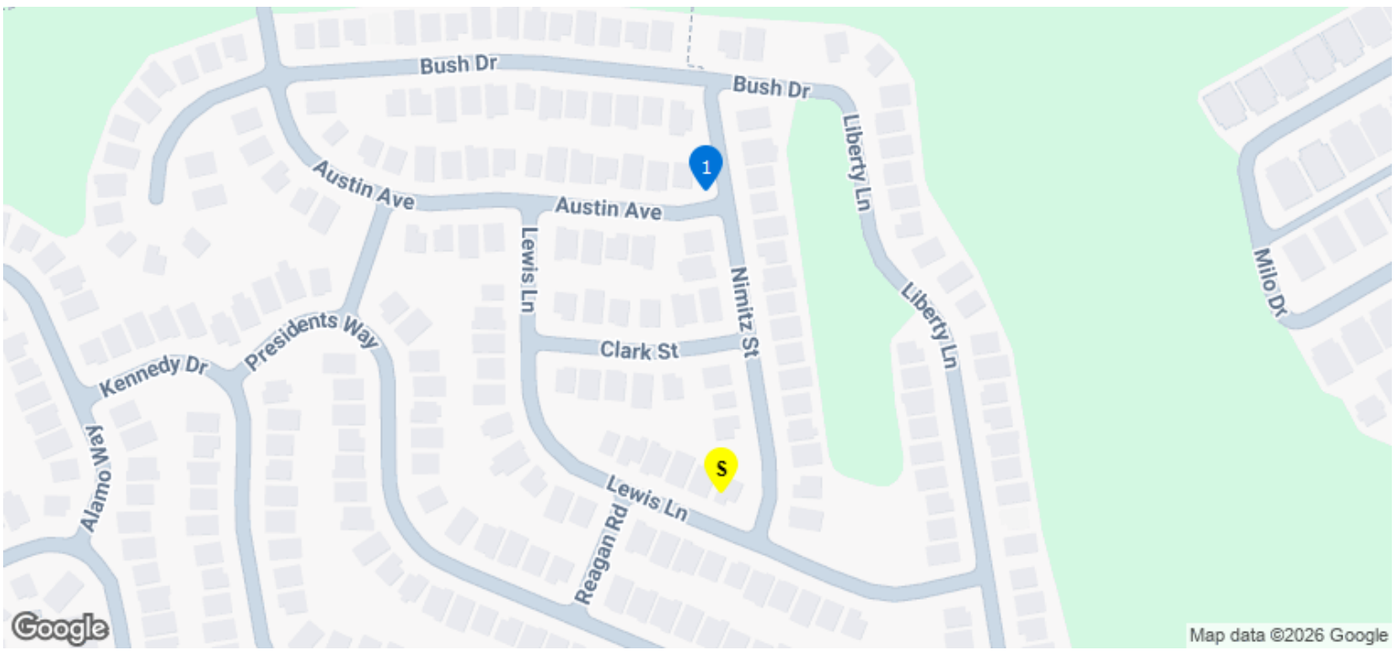
ICE SiteX Report

OrderID: 98775575

SiteX Property Information Report



Subject Property Location

221 LEWIS LN, VENUS, TX 76084-3748

County:	**ELLIS TX**	Census Tract:	0608.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	85.7405.013.005.00.108	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$251,980 - $334,020	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	070,208,385,502
Assd Land Value:	$80,000	Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:	$168,676	Market Improvment Value:	$168,676	Total Taxable Value:	$5,960
Total Assessed Value:	$248,676	Total Assessor Market Value:	$248,676	Delinquent Year:	
				Tax Account ID:	R280480
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 13 Subdivision: PATRIOT ESTATES PH 7B
Abbreviated Description: LOT 5 BLK 13 PATRIOT ESTATES PH 7B 0.1263 AC

Property Characteristics

Lot Size:	5,502 SF	Bedrooms:	3	Pool:	
Building Area:	1307 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Fiber cement siding (Hardi-board/Hardi-plank)
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	09/18/2026	Sales Price:	$201,919
Document #:	202633806 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	12/15/2022	Loan Amount:	N/A
Document #:	2246124 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/15/2022		
TD Due Date:	06/01/2062	Type Finance:	

Legal Description:
Block: 13 Subdivision: PATRIOT ESTATES PHASE 7B Map Ref: 0
City/Muni/Twp: VENUS

Mortgage Record

Recording Date:	10/05/2020	Loan Amount:	N/A
Document #:	2036178 BK-PG -	Loan Type:	Conventional
Contract Date:	09/17/2020		
TD Due Date:	10/01/2050	Type Finance:	

ICE SiteX Report

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Legal Description:
Block: 13 Subdivision: PATRIOT ESTATES PHASE 7B Map Ref: VOL K PG 49
City/Muni/Twp: VENUS

Prior Transfer

Recording Date:	10/05/2020	Sales Price:	N/A
Document #:	2036177 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/17/2020		
Document Type:	Deed		

Legal Description:
Block: 13 Subdivision: PATRIOT ESTATES PHASE 7B Map Ref: VOL K PG 49
City/Muni/Twp: VENUS

Area Sales Analysis

Total Area Sales	$211,000	Median # of Bedrooms	3
Median Lot Size	7,662 SF	Median # of Baths	3
Median Living Area	2,587 SF	Median Year Built	2020
Price Range - 2 Yrs	$211,000 to $211,000	Age Range	6 years to 6 years
Median Value	$211,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**101 AUSTIN AVE** **VENUS, TX 76084-3740**	09/22/2026			2587	/3/3	2020	7,662 SF	
		APN: 85.7405.011.015.00.108 Document #: 202634332 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 11 Subdivision: PATRIOT ESTATES Phase No: 7B MapRef: VOL 2020 PG 43 Abbreviated Description: Lot:15 Block:11 Subdivision:PATRIOT ESTATES Phase No:7B Map Ref:VOL 2020 PG 43City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
2	.11Mi.	**211 LIBERTY LN** **VENUS, TX 76084-1203**	10/14/2025			2209	/4/2.5	2020	5,502 SF	
		APN: 85.7405.010.032.00.108 Document #: 2534432 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B MapRef: VOL K PG 49 Abbreviated Description: Lot:32 Block:10 Subdivision:PATRIOT ESTATES Phase No:7B Map Ref:VOL K PG 49City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
3	.15Mi.	**106 RUSHMORE LN** **VENUS, TX 76084-1131**	02/18/2026			2176	/3/2	2018	5,663 SF	
		APN: 85.7400.009.008.00.108 Document #: 2605375 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Subdivision: PATRIOT ESTATES Phase No: 6A MapRef: CAB J SLS 18-19 Abbreviated Description: Lot:8 Block:9 Subdivision:PATRIOT ESTATES Phase No:6A Map Ref:CAB J SLS 18-19								
4	.15Mi.	**191 LIBERTY LN** **VENUS, TX 76084-1204**	12/05/2025			1402	/3/2	2020	5,502 SF	
		APN: 85.7405.010.042.00.108 Document #: 2540564 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B MapRef: VOL 2020 PG 41 Abbreviated Description: Lot:42 Block:10 Subdivision:PATRIOT ESTATES Phase No:7B Map Ref:VOL 2020 PG 41City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
5	.18Mi.	**106 LADY BIRD CT** **VENUS, TX 76084-3741**	02/03/2026			1656	/3/2	2021	5,502 SF	
		APN: 85.7405.010.046.00.108 Document #: 2603496 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B MapRef: DOC 2007403 Abbreviated Description: Lot:46 Block:10 Subdivision:PATRIOT ESTATES Phase No:7B Map Ref:DOC 2007403City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
6	.22Mi.	**111 LADY BIRD CT** **VENUS, TX 76084-3742**	03/03/2026			1616	/3/2	2021	5,502 SF	
		APN: 85.7405.010.054.00.108 Document #: 2606817 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 54 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 78 MapRef: DOC 2007403 Abbreviated Description: Lot:54 Block:10 Subdivision:PATRIOT ESTATES Phase No:78 Map Ref:DOC 2007403City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
7	.24Mi.	**115 LADY BIRD CT** **VENUS, TX 76084-3742**	01/15/2026			1615	/3/2	2021	5,976 SF	
		APN: 85.7405.010.052.00.108 Document #: 2601665 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 52 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 7B MapRef: VOL 2020 PG 41 Abbreviated Description: Lot:52 Block:10 Subdivision:PATRIOT ESTATES Phase No:7B Map Ref:VOL 2020 PG 41City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
8	.24Mi.	**405 WATSON CT** **VENUS, TX 76084-1319**	10/27/2025				//		3,332 SF	
		APN: 85.7407.036.021.00.108 Document #: 2535781 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated Description: Lot:21 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								
9	.25Mi.	**407 WATSON CT** **VENUS, TX 76084-1319**	10/21/2025				//		253 SF	
		APN: 85.7407.036.020.00.108 Document #: 2535164 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated Description: Lot:20 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS								

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10	.28Mi.	**107 PATRIOT PKWY** **VENUS, TX 76084-3728**	06/04/2026	2585	/4/2	2011	5,994 SF

APN: 85.7350.010.004.00.108 Document #: 2619760
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 10 Subdivision: PATRIOT ESTATES Phase No: 1 MapRef: CAB G SL 326 Abbreviated Description: Lot:4 Block:10 Subdivision:PATRIOT ESTATES Phase No:1 Map Ref:CAB G SL 326City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

11	.29Mi.	**608-614 FALLOW DR** **VENUS, TX 76084-2161**	10/16/2025	4897	/4/4	2022	9,801 SF

APN: 85.7280.902.002.00.108 Document #: 2534680
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 2 Block: B Subdivision: HERITAGE HILLS ESTATES Phase No: 1 MapRef: CAB K SLS 364-366 Abbreviated
Description: Lot:2 Block:B Subdivision:HERITAGE HILLS ESTATES Phase No:1 Map Ref:CAB K SLS 364-366City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

12	.29Mi.	**409 GIB WOODALL DR** **VENUS, TX 76084-1317**	10/15/2025		//		3,171 SF

APN: 85.7407.036.015.00.108 Document #: 2534586
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:15 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

13	.3Mi.	**103 PRESIDENTS WAY** **VENUS, TX 76084-1113**	12/11/2025	2135	/4/2.5	2017	6,011 SF

APN: 85.7360.011.002.00.108 Document #: 2541188
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 11 Subdivision: PATRIOT ESTATES Phase No: 2 MapRef: CAB I SL 522 Abbreviated Description: Lot:2 Block:11 Subdivision:PATRIOT ESTATES Phase No:2 Map Ref:CAB I SL 522City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

14	.3Mi.	**411 GIB WOODALL DR** **VENUS, TX 76084-1317**	10/16/2025		//		2,971 SF

APN: 85.7407.036.014.00.108 Document #: 2534747
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:14 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

15	.31Mi.	**413 GIB WOODALL DR** **VENUS, TX 76084-1317**	01/02/2026		//		2,971 SF

APN: 85.7407.036.013.00.108 Document #: 2600023
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:13 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

16	.32Mi.	**415 GIB WOODALL DR** **VENUS, TX 76084-1317**	04/24/2026		//		2,966 SF

APN: 85.7407.036.012.00.108 Document #: 2613997
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:12 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

17	.34Mi.	**419 GIB WOODALL DR** **VENUS, TX 76084-1317**	10/09/2025		//		2,962 SF

APN: 85.7407.036.010.00.108 Document #: 2533923
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:10 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

18	.35Mi.	**421 GIB WOODALL DR** **VENUS, TX 76084-1317**	10/15/2025		//		2,962 SF

APN: 85.7407.036.009.00.108 Document #: 2534602
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:9 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

19	.36Mi.	**423 GIB WOODALL DR** **VENUS, TX 76084-1317**	10/08/2025		//		2,958 SF

APN: 85.7407.036.008.00.108 Document #: 2533779
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 36 Subdivision: PATRIOT ESTATES Phase No: 8 MapRef: VOL 2021 PG 248 Abbreviated
Description: Lot:8 Block:36 Subdivision:PATRIOT ESTATES Phase No:8 Map Ref:VOL 2021 PG 248City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

20	.38Mi.	**701-707 HARVEST MOON DR** **VENUS, TX 76084-2168**	07/27/2026	4893	//	2021	9,801 SF

APN: 85.7280.902.019.00.108 Document #: 202627066
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 19 Block: B Subdivision: HERITAGE HILLS ESTATES Phase No: 1 MapRef: CAB K SLS 364-366 Abbreviated
Description: Lot:19 Block:B Subdivision:HERITAGE HILLS ESTATES Phase No:1 Map Ref:CAB K SLS 364-366City/Muni/Twp:CITY OF VENUS City/Muni/Twp: CITY OF VENUS

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: 98775575

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.	**221 LEWIS LN**	**09/17/2020**	$248,676	$248,676	1,307	/3/2	2020	5,502 SF	
.01Mi.	**223 LEWIS LN**	**08/12/2020**	$263,059	$263,059	1,556	/3/2	2020	5,397 SF	
.01Mi.	**219 LEWIS LN**	**03/21/2022**	$293,481	$257,729	1,911	/3/2	2020	9,191 SF	
.02Mi.	**225 LEWIS LN**	**08/10/2020**	$142,946	$142,946	1,517	/3/2	2020	3,598 SF	
.03Mi.	**222 LEWIS LN**	**08/03/2020**	$177,290	$177,290	1,541	/3/2	2020	3,633 SF	
.03Mi.	**110 NIMITZ ST**	**08/14/2020**	$254,256	$254,256	1,596	/3/2	2020	5,502 SF	
.03Mi.	**104 CLARK ST**	**11/17/2022**	$319,013	$319,013	2,587	/3/2.5	2020	8,446 SF	
.03Mi.	**220 LEWIS LN**	**05/26/2023**	$270,247	$270,247	1,616	/3/2	2020	5,502 SF	
.03Mi.	**218 LEWIS LN**		$248,030	$248,030	1,307	/3/2	2020	5,502 SF	
.04Mi.	**112 NIMITZ ST**	**12/02/2021**	$256,914	$256,914	1,318	/3/2	2020	6,821 SF	
.04Mi.	**216 LEWIS LN**	**11/05/2020**	$323,727	$323,727	2,508	/3/2	2020	5,502 SF	
.04Mi.	**105 NIMITZ ST**	**12/31/2020**	$269,066	$269,066	1,574	/3/2	2020	5,502 SF	
.04Mi.	**107 NIMITZ ST**	**12/14/2020**	$329,395	$329,395	2,587	/3/2	2020	5,502 SF	
.04Mi.	**103 NIMITZ ST**	**12/31/2020**	$282,185	$282,185	1,911	/3/2	2020	9,178 SF	
.05Mi.	**109 NIMITZ ST**	**12/21/2020**	$258,140	$258,140	1,396	/3/2	2020	5,502 SF	
.05Mi.	**214 LEWIS LN**	**07/29/2020**	$274,849	$274,849	1,616	/3/2	2020	5,502 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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Venus Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.84Mi.	**Venus High School** Number of Students: 717 Student-Teacher Ratio: 15.15 Advanced Placement: Yes	D+	Public	9 - 12
1.98Mi.	**Venus Elementary School** Number of Students: 663 Student-Teacher Ratio: 16.88	D-	Public	2 - 5
1.68Mi.	**Venus Primary School** Number of Students: 397 Student-Teacher Ratio: 14.6	NA	Public	PK - 1

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

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

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