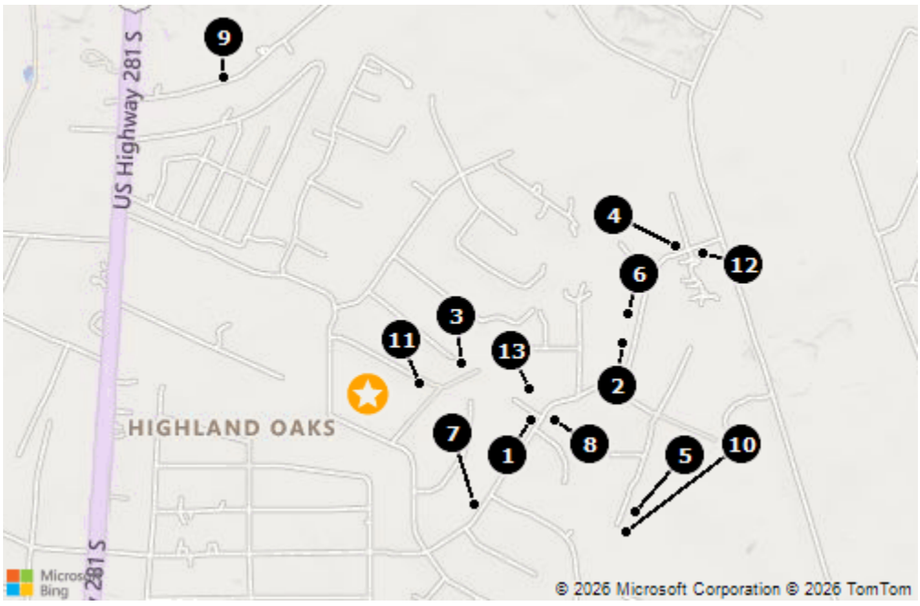
ICE SiteX Report

OrderID: 98722839

SiteX Property Information Report



Subject Property Location

23618 HICKORY PASS, SAN ANTONIO, TX 78264-4232

County:	**BEXAR TX**	Census Tract:	480291522.012011
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	04167-202-4090	Thomas Bros Pg-Grid:	

Valuation

Value:	**$219,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$192,720 - $245,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 59
Assd Land Value:	$134,830	Market Land Value:	$134,830	Tax Year:	2026
Assd Improvement:	$88,430	Market Improvment Value:	$88,430	Total Taxable Value:	$847
Total Assessed Value:	$223,260	Total Assessor Market Value:	$223,260	Delinquent Year:	
				Tax Account ID:	181648
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 409 Block: 202 Subdivision: HICKORY HOLLOW SUB Tract No: 409
Abbreviated Description: CB 4167B BLK 2 LOT 409 HICKORY HOLLOW SUBD UT-4 PFS0627822-PFS0627823

Property Characteristics

Lot Size:	1.663 AC	Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:		Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	4	Basement:		Roof Cover:	
		Foundation:	Earth	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/30/2025	Loan Amount:	N/A
Document #:	20250181451 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2065	Type Finance:	

Legal Description:
Lot: 409 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 4

Prior Transfer

Recording Date:	07/25/2025	Sales Price:	N/A
Document #:	20250135579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/22/2024	Loan Amount:	N/A
Document #:	20240071215 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Lot: 409 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 4

Prior Transfer

Recording Date:	04/22/2024	Sales Price:	N/A

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Document #:	20240071214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/18/2024		
Document Type:			

Legal Description:
Lot: 409 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 4 Map Ref: VOL 9549 PG 60-62

Prior Transfer

Recording Date:	04/18/2024	Sales Price:	N/A
Document #:	20240071214 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 409 Block: 202 Subdivision: HICKORY HOLLOW SUB Tract No: 409
Abbreviated Description: CB 4167B BLK 2 LOT 409 HICKORY HOLLOW SUBD UT-4 PFS0627822-PFS0627823

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	53,231 SF	Median # of Baths	
Median Living Area	1,568 SF	Median Year Built	1998
Price Range - 2 Yrs		Age Range	2 years to 46 years
Median Value		Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**2011 HICKORY WAY** **SAN ANTONIO, TX 78264-4607**	09/22/2026				//		44,301 SF	
		APN: 04167-202-1600 Document #: 20260186226 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 160 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 2 MapRef: VOL 9541 PG 196-198 Abbreviated Description: Lot:160 Block:2 Subdivision:HICKORY HOLLOW Legal Unit:2 Map Ref:VOL 9541 PG 196-198								
2	.73Mi.	**2221 HICKORY WAY** **SAN ANTONIO, TX 78264-4645**	09/09/2026			2128	//	1998	66,255 SF	
		APN: 04167-202-0340 Document #: 20260177146 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 34 Block: 2 Subdivision: HICKORY HOLLOW SUBD UT 1 Abbreviated Description: Lot:34 Block:2 Subdivision:HICKORY HOLLOW SUBD UT 1 City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
3	.3Mi.	**1826 COMAL CV** **SAN ANTONIO, TX 78264-4227**	06/15/2026			1064	//	1998	53,231 SF	
		APN: 04167-202-4510 Document #: 20260114834 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 451 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION Legal Unit: 4 MapRef: VOL 9549 PG 60-62 Abbreviated Description: Lot:451 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION Legal Unit:4 Map Ref:VOL 9549 PG 60-62								
4	.97Mi.	**23115 POST OAK PARK** **SAN ANTONIO, TX 78264-4609**	05/29/2026			2160	//	2024	48,787 SF	
		APN: 04167-202-0150 Document #: 20260102308 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 15 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 1 MapRef: MB 9537 PG 170-172 Abbreviated Description: Lot:15 Block:2 Subdivision:HICKORY HOLLOW Legal Unit:1 Map Ref:MB 9537 PG 170-172								
5	.83Mi.	**23906 BLACKJACK BND** **SAN ANTONIO, TX 78264-4606**	04/08/2026			2160	//	2021	SF	
		APN: 82300-202-0670 Document #: 20260064006 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 67 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 1 MapRef: VOL 9537 PG 170-172 Abbreviated Description: Lot:67 Block:2 Subdivision:HICKORY HOLLOW Legal Unit:1 Map Ref:VOL 9537 PG 170-172								
6	.76Mi.	**2307 HICKORY WAY** **SAN ANTONIO, TX 78264-4646**	02/18/2026			1344	//	1998	80,804 SF	
		APN: 04167-202-0310 Document #: 20260029172 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 31 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION UNIT 1 MapRef: VOL 9537 PG 170 Abbreviated Description: Lot:31 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION UNIT 1 Map Ref:VOL 9537 PG 170								
7	.42Mi.	**1811 HICKORY WAY** **SAN ANTONIO, TX 78264-4214**	11/10/2025			1920	//	2008	47,263 SF	
		APN: 04167-202-3600 Document #: 20250209636 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 360 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION Legal Unit: 3 MapRef: VOL 9544 PG 138-140 Abbreviated Description: Lot:360 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION Legal Unit:3 Map Ref:VOL 9544 PG 138-140City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
8	.54Mi.	**2014 HICKORY WAY** **SAN ANTONIO, TX 78264-4607**	10/29/2025			1792	//	1998	58,763 SF	
		APN: 04167-202-1960 Document #: 20250201365 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 196 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION Legal Unit: 2 MapRef: VOL 9541 PG 196-198 Abbreviated Description: Lot:196 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION Legal Unit:2 Map Ref:VOL 9541 PG 196-198								
9	.99Mi.	**1361 DUPONT** **SAN ANTONIO, TX 78264-9730**	09/10/2025			980	//	1980	35,284 SF	
		APN: 04167-019-0300 Document #: 20250168174 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 30 MapRef: VOL 6419 PG 0215-021 Abbreviated Description: Lot:30 Map Ref:VOL 6419 PG 0215-021City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
10	.84Mi.	**23914 BLACKJACK BND** **SAN ANTONIO, TX 78264-4606**	09/10/2025			1792	//	2000	50,660 SF	
		APN: 04167-202-0650 Document #: 20250168148 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 65 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION UNIT 1 MapRef: VOL 9537 PG 170-172 Abbreviated Description: Lot:65 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION UNIT 1 Map Ref:VOL 9537 PG 170-172

11	.17Mi.	**1638 TERRELL BND** **SAN ANTONIO, TX 78264-4228**	08/19/2025	1216	//	2016	63,249 SF

APN: 04167-202-4260 Document #: 20250152563
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 426 Block: 2 Subdivision: HICKORY HOLLOW SUBDIVISION Legal Unit: 4 MapRef: VOL 9549 PG 60-62 Abbreviated Description: Lot:426 Block:2 Subdivision:HICKORY HOLLOW SUBDIVISION Legal Unit:4 Map Ref:VOL 9549 PG 60-62

12	1.05Mi.	**23202 POST OAK PARK** **SAN ANTONIO, TX 78264-4617**	07/03/2025	1456	//	1994	63,772 SF

APN: 04167-202-1200 Document #: 20250121906
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 120 Block: 2 Subdivision: HICKORY HOLLOW Legal Unit: 1 MapRef: VOL 9537 PG 170-172 Abbreviated Description: Lot:120 Block:2 Subdivision:HICKORY HOLLOW Legal Unit:1 Map Ref:VOL 9537 PG 170-172

13	.46Mi.	**2115 POST OAK CIR** **SAN ANTONIO, TX 78264-4656**	05/28/2025	1568	//	1994	66,996 SF

APN: 04167-202-1530 Document #: 20250095496
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 153 Subdivision: HICKORY HOLLOW SUBDIVISION UNIT 2 MapRef: VOL 9541 PG 196-198 Abbreviated Description: Lot:153 Subdivision:HICKORY HOLLOW SUBDIVISION UNIT 2 Map Ref:VOL 9541 PG 196-198

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.	**23618 HICKORY PASS**	**04/18/2024**	$223,260	$223,260	1,344		1999	2 SF	
.04Mi.	**23702 HICKORY PASS**	**10/04/2001**	$188,610	$188,610				3 SF	
.04Mi.	**23702 HICKORY PASS**		$155,580	$155,580	2,252		2001		
.06Mi.	**23510 HICKORY PASS**	**10/26/2018**	$256,380	$256,380	2,242		2006	1 SF	
.07Mi.	**23614 HICKORY PASS**		$126,210	$126,210	2,752		2003		
.08Mi.	**1622 TERRELL BND**	**11/17/2005**	$291,910	$291,910	2,040		2021	1 SF	
.08Mi.	**1618 TERRELL BND**		$72,160	$72,160	960		2014		
.08Mi.	**1618 TERRELL BND**	**06/08/2015**	$98,140	$98,140				1 SF	
.08Mi.	**23502 HICKORY PASS**		$99,570	$99,570	1,536		2015		
.08Mi.	**1626 TERRELL BND**	**06/10/2016**	$205,550	$205,550	1,400		2006	1 SF	
.09Mi.	**1614 TERRELL BND**	**12/21/2011**	$221,710	$221,710	2,128		2003	1 SF	
.1Mi.	**23607 UVALDE CIR**		$128,650	$128,650	2,584		2015		
.1Mi.	**23611 UVALDE CIR**	**06/01/2023**	$198,580	$198,580	1,400		2005	1 SF	
.11Mi.	**23615 UVALDE CIR**	**04/20/2005**	$209,430	$209,430	1,680		2005	1 SF	
.12Mi.	**23619 UVALDE CIR**	**06/04/2004**	$212,800	$212,800	1,904		1999	1 SF	
.12Mi.	**1634 TERRELL BND**		$23,570	$23,570	728		1999		

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.5 years old	Households:	5,179
Median Household Income:	$58,191	Households w/Family:	66%
Household Income Per Capita:	$22,548	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Southside Independent School District	Students:	6,091
Number of Schools:	10	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.38Mi.	**Southside High School** Number of Students: 1,772 Student-Teacher Ratio: 16.92 Advanced Placement: Yes	D	Public	9 - 12
3.75Mi.	**Heritage Elementary School** Number of Students: 555 Student-Teacher Ratio: 17.91	B+	Public	1 - 5
2.98Mi.	**Matthey Middle School** Number of Students: 656 Student-Teacher Ratio: 14.21	C-	Public	6 - 8

Flood Report

The Subject Property of **23618 HICKORY PASS, SAN ANTONIO, TX 78264-4232** 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	56%	NOTABLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	34%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	95%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

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