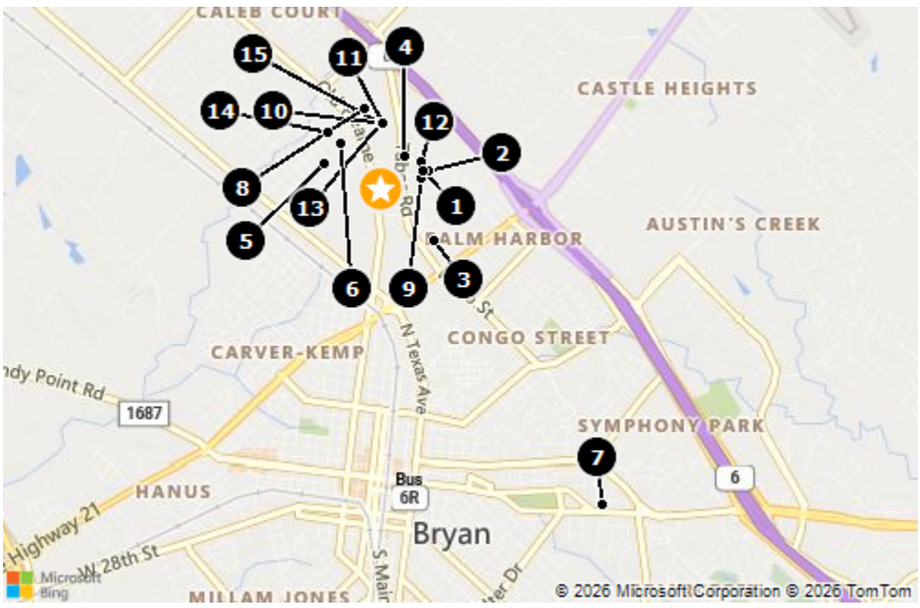
ICE SiteX Report

OrderID: 98722903

SiteX Property Information Report



Subject Property Location

2401 OLD HEARNE RD, BRYAN, TX 77803-1820

County:	**BRAZOS TX**	Census Tract:	480410003.022009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	141000-0000-0020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$182,320 - $241,680	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	C1,G1,S1,ZRFND
Assd Land Value:	$75,794	Market Land Value:	$75,794	Tax Year:	2026
Assd Improvement:	$77,628	Market Improvment Value:	$77,628	Total Taxable Value:	$3,121
Total Assessed Value:	$153,422	Total Assessor Market Value:	$153,422	Delinquent Year:	2023
				Tax Account ID:	18383
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: BONANO Map Ref: BK 540 PG 238

Abbreviated Description:	BONANO, LOT 2 (PT OF), ACRES .4
City/Muni/Twp:	CITY OF BRYAN

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:		Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/21/2026	Sales Price:	$39,155
Document #:	1595023 BK-PG 7892-78	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	$39,155
Document #:	1591972 BK-PG 7892-78	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/17/2024	Sales Price:	$39,155
Document #:	1519742 BK-PG 7892-78	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/07/2023	Sales Price:	$39,155
Document #:	1494609 BK-PG 7892-78	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	04/05/2017	Sales Price:	N/A
Document #:	01293754 BK-PG 7892-078	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	00958445 BK-PG 7892-078	Loan Type:	Unknown
TD Due Date:	04/05/2023	Type Finance:	

Legal Description:
Lot: 2 Subdivision: THE BONANO SUBDIVISION
Abbreviated Description: WEST98 FT LOT2 S F AUSTIN LEAGUE #10 ABS #63

Prior Transfer

Recording Date:	02/23/2001	Sales Price:	N/A
Document #:	958446 BK-PG 7892 -83	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: BONANO Map Ref: BK 540 PG 238
Abbreviated Description: BONANO, LOT 2 (PT OF), ACRES .4
City/Muni/Twp: CITY OF BRYAN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,752 SF	Median # of Baths	2
Median Living Area	1,366 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	1 years to 47 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**2555 ELKHORN TRL** **BRYAN, TX 77803-2236**	09/02/2026			1289	6/3/2	2017	6,752 SF	
		APN: 572550-0202-0040 Document #: 1596202 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: SIERRA RIDGE ESTATES PHASE TWO MapRef: VOL 13971 PG 171 Abbreviated Description: Lot:4 Block:2 Subdivision:SIERRA RIDGE ESTATES PHASE TWO Map Ref:VOL 13971 PG 171City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
2	.28Mi.	**2530 ELKHORN TRL** **BRYAN, TX 77803-2235**	08/14/2026			1658	6/3/2	2014	10,241 SF	
		APN: 572550-0101-0130 Document #: 1594449 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: SIERRA RIDGE ESTATES Phase No: 1 MapRef: VOL 9134 PG 125 Abbreviated Description: Lot:13 Block:1 Subdivision:SIERRA RIDGE ESTATES Phase No:1 Map Ref:VOL 9134 PG 125City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
3	.41Mi.	**1712 BROOKHAVEN ST** **BRYAN, TX 77803-1991**	05/27/2026			1366	6/3/2	2023	6,390 SF	
		APN: 449000-0001-0130 Document #: 1587163 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: CHATHAM NORTHVIEW SUBDIVISION MapRef: VOL 144 PG 613 Abbreviated Description: Lot:13 Block:1 Subdivision:CHATHAM NORTHVIEW SUBDIVISION Map Ref:VOL 144 PG 613City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
4	.23Mi.	**2564 ELKHORN TRL** **BRYAN, TX 77803-2235**	05/04/2026			1947	6/3/2	2017	7,841 SF	
		APN: 572550-0201-0010 Document #: 1585054 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: SIERRA RIDGE ESTATES PHASE TWO MapRef: VOL 13971 PG 171 Abbreviated Description: Lot:1 Block:1 Subdivision:SIERRA RIDGE ESTATES PHASE TWO Map Ref:VOL 13971 PG 171City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
5	.34Mi.	**2901 MINNESOTA AVE** **BRYAN, TX 77803-1009**	04/07/2026			1274	//	1980	8,616 SF	
		APN: 394000-0221-0010 Document #: 1582709 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 21 Subdivision: SECOND SUBDIVISION OF LYNNDALE ACRES MapRef: VOL 168 PG 639 Abbreviated Description: Lot:1 Block:21 Subdivision:SECOND SUBDIVISION OF LYNNDALE ACRES Map Ref:VOL 168 PG 639City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
6	.34Mi.	**2902 INDIANA AVE** **BRYAN, TX 77803-1070**	03/31/2026			1188	//	1979	8,751 SF	
		APN: 394000-0224-0100 Document #: 1582167 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 24 Subdivision: SECOND SUBDIVISION OF LYNNDALE ACRES MapRef: VOL 168 PG 639 Abbreviated Description: Lot:10 Block:24 Subdivision:SECOND SUBDIVISION OF LYNNDALE ACRES Map Ref:VOL 168 PG 639City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
7	.14Mi.	**1703 APLOMADO CT** **BRYAN, TX 77803-1953**	03/09/2026			1700	//	2025	11,456 SF	
		APN: 265450-0102-0130 Document #: 1580320 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: FALCON RIDGE SUBDIVISION PHASE 1 MapRef: VOL 19700 PG 185 Abbreviated Description: Lot:13 Block:2 Subdivision:FALCON RIDGE SUBDIVISION PHASE 1 Map Ref:VOL 19700 PG 185City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
8	.29Mi.	**2783 MESSENGER WAY** **BRYAN, TX 77803-1947**	11/14/2025			1678	6/3/2	2024	5,175 SF	
		APN: 142350-0206-0090 Document #: 1571972 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 6 Subdivision: BONHAM TRACE PHASE 2 MapRef: VOL 19002 PG 199 Abbreviated Description: Lot:8 Block:6 Subdivision:BONHAM TRACE PHASE 2 Map Ref:VOL 19002 PG 199City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
9	.23Mi.	**2520 ELKHORN TRL** **BRYAN, TX 77803-2235**	11/05/2025			1297	6/3/2	2009	7,863 SF	
		APN: 572550-0101-0080 Document #: 1571260 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: SIERRA RIDGE ESTATES PHASE ONE MapRef: VOL 9134 PG 125 Abbreviated Description: Lot:8 Block:1 Subdivision:SIERRA RIDGE ESTATES PHASE ONE Map Ref:VOL 9134 PG 125City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

10	.33Mi.	**2791 MESSENGER WAY** **BRYAN, TX 77803-1947**	10/31/2025	1267	6/3/2	2025	5,175 SF

APN: 142350-0206-0050 Document #: 1570835
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: BONHAM TRACE PHASE 2 MapRef: VOL 19002 PG 199 Abbreviated Description: Lot:5 Block:6 Subdivision:BONHAM TRACE PHASE 2 Map Ref:VOL 19002 PG 199City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

11	.33Mi.	**2793 MESSENGER WAY** **BRYAN, TX 77803-1947**	10/24/2025	1290	6/3/2	2025	5,175 SF

APN: 142350-0206-0040 Document #: 1570393
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: BONHAM TRACE PHASE 2 MapRef: VOL 19002 PG 199 Abbreviated Description: Lot:4 Block:6 Subdivision:BONHAM TRACE PHASE 2 Map Ref:VOL 19002 PG 199City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

12	.27Mi.	**2542 ELKHORN TRL** **BRYAN, TX 77803-2235**	09/11/2025	1551	/3/2	2017	6,011 SF

APN: 572550-0201-0120 Document #: 1566967
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: SIERRA RIDGE ESTATES Phase No: 2 MapRef: VOL 13971 PG 171 Abbreviated Description: Lot:12 Block:1 Subdivision:SIERRA RIDGE ESTATES Phase No:2 Map Ref:VOL 13971 PG 171City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

13	.3Mi.	**2784 MESSENGER WAY** **BRYAN, TX 77803-1947**	08/15/2025	1494	6/3/2	2025	5,915 SF

APN: 142350-0207-0080 Document #: 1564869
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 7 Subdivision: BONHAM TRACE PHASE 2 MapRef: VOL 19002 PG 199 Abbreviated Description: Lot:8 Block:7 Subdivision:BONHAM TRACE PHASE 2 Map Ref:VOL 19002 PG 199City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

14	.43Mi.	**2916 INDIANA AVE** **BRYAN, TX 77803-1070**	08/12/2025	948	//	1980	8,655 SF

APN: 394000-0224-0170 Document #: 1564639
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 24 Subdivision: SECOND SUBDIVISION OF LYNNDALE ACRES MapRef: VOL 168 PG 639 Abbreviated Description: Lot:17 Block:24 Subdivision:SECOND SUBDIVISION OF LYNNDALE ACRES Map Ref:VOL 168 PG 639City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

15	.31Mi.	**2786 MESSENGER WAY** **BRYAN, TX 77803-1947**	07/25/2025	1494	6/3/2	2025	6,072 SF

APN: 142350-0207-0070 Document #: 1563161
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 7 Subdivision: BONHAM TRACE PHASE 2 MapRef: VOL 19002 PG 199 Abbreviated Description: Lot:7 Block:7 Subdivision:BONHAM TRACE PHASE 2 Map Ref:VOL 19002 PG 199City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

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.

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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.	**2401 OLD HEARNE RD**	**02/23/2001**	$153,422	$153,422	1,296	//1	1960	17,424 SF	
.03Mi.	**2351 OLD HEARNE RD**	**08/31/2016**	$353,720	$353,720	1,875	/3/3	2019	42,384 SF	
.03Mi.	**2409 OLD HEARNE RD**	**10/03/2022**	$235,000	$231,410	1,483	//2	1979	1 SF	
.05Mi.	**2339 OLD HEARNE RD**	**11/20/2008**	$385,385	$385,385	2,421		2002	40,885 SF	
.08Mi.	**2400 TABOR RD**	**08/21/2015**	$206,580	$206,580	1,400	/3/1	1955	1 SF	
.08Mi.	**2406 TABOR RD**	**10/18/2005**	$216,201	$205,732	1,740	//1	1945	1 SF	
.08Mi.	**2308 TABOR RD**	**03/05/2018**	$183,279	$183,279	1,163	/2/2	1955	33,672 SF	
.09Mi.	**2500 TABOR RD**		$472,811	$358,691	1,806		1950	5 SF	
.09Mi.	**2306 TABOR RD**	**09/10/2007**	$303,582	$303,582	1,707	/3/2	2001	32,853 SF	
.12Mi.	**2605 FALCON RIDGE DR**	**10/09/2025**	$290,119	$290,119	1,558	/3/2	2025	6,011 SF	
.12Mi.	**2603 FALCON RIDGE DR**	**08/26/2025**	$263,499	$263,499	1,314	/3/2	2025	6,011 SF	
.13Mi.	**2615 FALCON RIDGE DR**	**11/18/2025**	$244,713	$244,713	1,146	/3/2	2025	6,011 SF	
.13Mi.	**2222 OLD HEARNE RD**	**10/08/2025**	$166,136	$166,136	1,890		1970	10,890 SF	
.14Mi.	**1703 APLOMADO CT**	**03/09/2026**	$156,212	$156,212	1,700		2025	11,456 SF	
.15Mi.	**2601 ORLAN DR**	**05/01/2018**	$153,291	$153,291	1,144		2004	6,242 SF	
.15Mi.	**2602 FALCON RIDGE DR**	**10/09/2025**	$195,672	$195,672	1,558	/3/2	2025	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	33.9 years old	Households:	10,377
Median Household Income:	$52,689	Households w/Family:	71%
Household Income Per Capita:	$21,906	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Bryan Independent School District	Students:	16,044
Number of Schools:	26	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.53Mi.	**Davila Middle School**	D-	Public	7 - 8
Number of Students: 983				
Student-Teacher Ratio: 14.25				
0.58Mi.	**Bonham Elementary School**	C	Public	KG - 4
Number of Students: 543				
Student-Teacher Ratio: 14.55				
1.93Mi.	**Rudder High School**	D-	Public	9 - 12
Number of Students: 1,697				
Student-Teacher Ratio: 13.27				
Advanced Placement: Yes				

Flood Report

The Subject Property of **2401 OLD HEARNE RD, BRYAN, TX 77803-1820** 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	116%	HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	67%	NOTABLY LOWER
OVERALL	71%	NOTABLY 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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