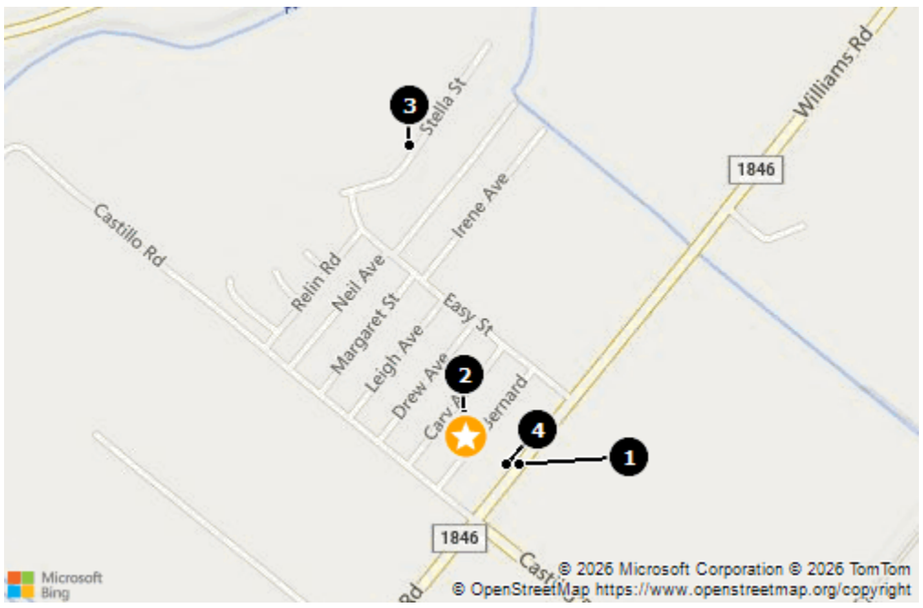
# ICE SiteX Report

**OrderID: 98722488**

## SiteX Property Information Report




## Subject Property Location

### 25962 BERNARD, SAN BENITO, TX 78586-7844

| | | | |
|---|---|---|---|
| County: | **CAMERON TX** | Census Tract: | 480610114.021007 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 87-0700-0020-0310-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$115,000** | FSD: | 67 | Common Confidence Score: | 10 |
| Value Range: | $37,950 - $192,050 | ICE Confidence Score: | 33 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | SES,SD3,GCC,SST |
| Assd Land Value: | $32,400 | Market Land Value: | $32,400 | Tax Year: | 2025 |
| Assd Improvement: | $49,569 | Market Improvment Value: | $49,569 | Total Taxable Value: | $197 |
| Total Assessed Value: | $81,969 | Total Assessor Market Value: | $81,969 | Delinquent Year: | |
| | | | | Tax Account ID: | 184383 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBD Map Ref: MAP 07-03-00
Abbreviated Description: ARROYO COLORADO ESTATES SUBD LOT 31 BLK 2
City/Muni/Twp: UNINCORPORATED AREA

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,200 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 816 SF | Baths: | 1.5 | Fireplace: | |
| Year Built: | 1992 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Wood |
| Number of Units: | | Garage Type: | Carport | Heating: | Gas |
| Number of Stories: | 1 | Number of Cars: | 1 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Other |
| | | Foundation: | Piers | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/06/2025 | Sales Price: | N/A |
| Document #: | 2025-39279 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/17/2025 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION Map Ref: VOL 20 PG 2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/17/2025 | Sales Price: | N/A |
| Document #: | 202539279 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBD Map Ref: MAP 07-03-00
Abbreviated Description: ARROYO COLORADO ESTATES SUBD LOT 31 BLK 2
City/Muni/Twp: UNINCORPORATED AREA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/17/2010 | Loan Amount: | N/A |
| Document #: | 2010-00035950 BK-PG 17173-284 | Loan Type: | VA |
| TD Due Date: | 10/01/2040 | Type Finance: | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION

# ICE SiteX Report

**OrderID: 98722488**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/07/2010 | Sales Price: | N/A |
| Document #: | 2010-00034379 BK-PG 17148-046 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 09/07/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION Map Ref: MAP20 PG2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/02/2007 | Sales Price: | N/A |
| Document #: | 2007-00017104 BK-PG 13658-075 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 03/13/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/25/2005 | Sales Price: | N/A |
| Document #: | 29491 BK-PG 11378-202 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/11/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 31 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 1 |
| Median Lot Size | 7,200 SF | Median # of Baths | |
| Median Living Area | 1,109 SF | Median Year Built | 2006 |
| Price Range - 2 Yrs | | Age Range | 1 years to 46 years |
| Median Value | | Median Age | 20 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .43Mi. | **25812 CIRCULO PARADISE E**<br>**SAN BENITO, TX 78586-** | 07/28/2026 | | | 1089 | /3/2 | 2025 | 7,200 SF | |
| | | APN: 87-0700-0120-0140-00 Document #: 2026-27079<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Block: 12 Subdivision: ARROYO COLORADO ESTATES MapRef: VOL 20 PG 2 Abbreviated Description: Lot:14 Block:12 Subdivision:ARROYO COLORADO ESTATES Map Ref:VOL 20 PG 2 | | | | | | | | |
| 2 | .03Mi. | **25903 CARY AVE**<br>**SAN BENITO, TX 78586-7983** | 02/18/2026 | | | 912 | // | 1992 | 7,200 SF | |
| | | APN: 87-0700-0020-0100-00 Document #: 2026-5645<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 2 Subdivision: ARROYO COLORADO ESTATES SUBDIVISION Abbreviated Description: Lot:10 Block:2 Subdivision:ARROYO COLORADO ESTATES SUBDIVISION | | | | | | | | |
| 3 | .43Mi. | **25771 CIRCULO PARADISE E**<br>**SAN BENITO, TX 78586-8408** | 10/24/2025 | | | 1128 | // | 2020 | 7,200 SF | |
| | | APN: 87-0700-0110-0840-00 Document #: 2025-37452<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 84 Block: 11 Subdivision: ARROYO COLORADO ESTATES SUBD Abbreviated Description: Lot:84 Block:11 Subdivision:ARROYO COLORADO ESTATES SUBD | | | | | | | | |
| 4 | .06Mi. | **25960 FM 1846**<br>**SAN BENITO, TX 78586-8348** | 09/02/2025 | | | 1352 | /2/ | 1980 | 8,999 SF | |
| | | APN: 87-0700-0010-0310-00 Document #: 2025-30487<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 31 Block: 1 Subdivision: RESUBDIVISION OF ARROYO COLORADO ESTATES SUBDIVISI MapRef: VOL 21 PG 44 Abbreviated Description: Lot:31 Block:1 Subdivision:RESUBDIVISION OF ARROYO COLORADO ESTATES SUBDIVISI Map Ref:VOL 21 PG 44 | | | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 98722488**

## 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. | **25962 BERNARD** | **10/17/2025** | $81,969 | $81,969 | 816 | /2/1.5 | 1992 | 7,200 SF | |
| .01Mi. | **25972 BERNARD** | **12/03/2025** | $106,248 | $106,248 | 1,104 | | 1970 | 7,200 SF | |
| .02Mi. | **25938 BERNARD** | **01/11/2018** | $198,957 | $116,974 | 1,444 | | 1969 | 14,401 SF | |
| .02Mi. | **25925 CARY AVE** | **05/29/2025** | $60,717 | $60,717 | 996 | /3/ | 1975 | 7,200 SF | |
| .02Mi. | **25984 BERNARD** | **02/23/2026** | $88,884 | $48,698 | 1,184 | | 1986 | 7,200 SF | |
| .03Mi. | **25913 CARY AVE** | **03/30/2023** | $60,789 | $60,789 | 912 | | 1990 | 7,200 SF | |
| .03Mi. | **25903 CARY AVE** | **02/17/2026** | $47,932 | $47,932 | 912 | | 1992 | 7,200 SF | |
| .03Mi. | **25996 BERNARD** | **11/22/1976** | $139,785 | $139,785 | 1,440 | | 2003 | 7,200 SF | |
| .04Mi. | **24959 BERNARD** | **03/08/2017** | $175,617 | $166,087 | 1,436 | /3/ | 2004 | 8,999 SF | |
| .04Mi. | **25969 BERNARD** | **01/01/2000** | $139,709 | $126,396 | 2,115 | | 2004 | 8,999 SF | |
| .04Mi. | **25947 BERNARD** | **09/24/2014** | $219,279 | $113,670 | 1,425 | | 2016 | 8,999 SF | |
| .04Mi. | **25891 CARY AVE** | | $12,987 | $12,987 | 924 | | 1996 | | |
| .04Mi. | **25891 CARY AVE** | **01/01/2000** | $41,373 | $38,765 | 324 | | 2020 | 7,200 SF | |
| .04Mi. | **25959 CARY AVE** | **01/01/2000** | $107,463 | $46,209 | 1,125 | | 1978 | 7,200 SF | |
| .04Mi. | **25981 BERNARD** | **09/06/2012** | $104,037 | $102,384 | 1,176 | /2/ | 2009 | 8,999 SF | |
| .05Mi. | **25916 BERNARD** | **02/03/2003** | $81,006 | $79,212 | 912 | | 1985 | 7,200 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 21% | Households Occupied by Owners: | 67% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.6 years old | Households: | 14,970 |
| Median Household Income: | $41,729 | Households w/Family: | 81% |
| Household Income Per Capita: | $16,535 | Households w/Family Married: | 50% |
| Most Common Education Level: | Some High School | Households w/Family Children: | 42% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Rio Hondo Independent School District | Students: | 1,437 |
| Number of Schools: | 4 | Rating: | D |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.44Mi. | **Rio Hondo Elementary School**<br>Number of Students: 527<br>Student-Teacher Ratio: 16.59 | C- | Public | PK - 4 |
| 3.81Mi. | **Rio Hondo Middle School**<br>Number of Students: 434<br>Student-Teacher Ratio: 14.91 | D | Public | 5 - 8 |
| 4.17Mi. | **Rio Hondo High School**<br>Number of Students: 475<br>Student-Teacher Ratio: 12.21<br>Advanced Placement: Yes | D+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **25962 BERNARD, SAN BENITO, TX 78586-7844** 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** | 88% | LOWER |
| **BURGLARY** | 109% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 91% | LOWER |
| **FORCIBLE ROBBERY** | 106% | SIMILAR |
| **AGGRAVATED ASSAULT** | 77% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 120% | HIGHER |
| **MURDER** | 84% | LOWER |
| **OVERALL** | 88% | LOWER |

## Disaster Alerts

3/26/2025 - Severe Storms And Flooding

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

**OrderID: 98722488**

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