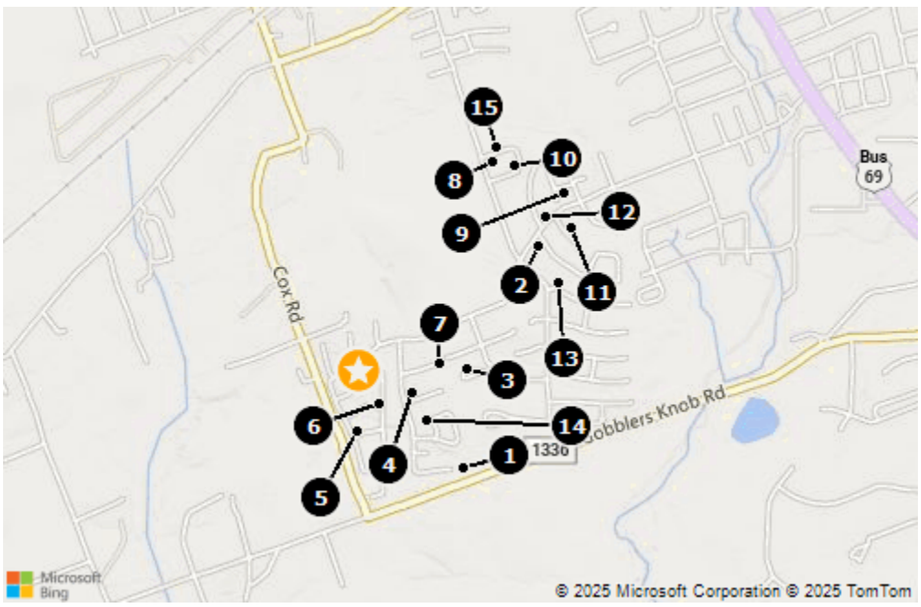
ICE SiteX Report

OrderID: 96071745

SiteX Property Information Report



Subject Property Location

2601 COPELAND ST, LUFKIN, TX 75904-5382

County:	**ANGELINA TX**	Census Tract:	480050009.031015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3308-353-001-042-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$440,000**	FSD:	14
Value Range:	$378,400 - $501,600	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CAD CLU GAG JAG
Assd Land Value:	$50,360	Market Land Value:	$50,360	Tax Year:	2024
Assd Improvement:	$397,680	Market Improvment Value:	$397,680	Total Taxable Value:	$7,616
Total Assessed Value:	$448,040	Total Assessor Market Value:	$448,040	Delinquent Year:	
				Tax Account ID:	82864
				Homeowner's Exemption:	
				Tax Exemptions:	BVD

Assessment Legal Description

Lot: 42 Block: 1 Subdivision: BROOKHOLLOW #14

Abbreviated Description:	3308 BROOKHOLLOW #14 BLK 1 LOT 42
City/Muni/Twp:	CITY OF LUFKIN

Property Characteristics

Lot Size:	23,305 SF	Bedrooms:		Pool:	Yes
Building Area:	3122 SF	Baths:		Fireplace:	Yes
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/21/2023	Sales Price:	N/A
Document #:	2023-440414 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2021	Sales Price:	$346,000
Document #:	2021-00412325 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/13/2021	Loan Amount:	N/A
Document #:	2021-411920 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:

Lot: 42 Subdivision: BROOKLAWN ADDIITON NO 14
City/Muni/Twp: LUFKIN

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	N/A

ICE SiteX Report

OrderID: 96071745

Document #:	2020-00401270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/03/2020		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 42 Subdivision: BROOKHOLLOW ADDITION NO 14 Map Ref: CAB C SL 75A
City/Muni/Twp: LUFKIN

Prior Transfer

Recording Date:	12/03/2020	Sales Price:	N/A
Document #:	00401270 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 42 Block: 1 Subdivision: BROOKHOLLOW #14
Abbreviated Description: 3308 BROOKHOLLOW #14 BLK 1 LOT 42
City/Muni/Twp: CITY OF LUFKIN

Prior Transfer

Recording Date:	07/27/2011	Sales Price:	N/A
Document #:	2011-00282625 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/26/2011		
Document Type:	Warranty Deed		

Legal Description:
Lot: 42 Subdivision: BROOKHOLLOW ADDITION NO 14 Map Ref: CAB C SL75-A
City/Muni/Twp: LUFKIN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	22,346 SF	Median # of Baths	
Median Living Area	2,491 SF	Median Year Built	1975
Price Range - 2 Yrs		Age Range	19 years to 57 years
Median Value		Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**1908 COLUMBINE DR** **LUFKIN, TX 75904-5359**	08/28/2025			3698	//	1992	113,692 SF	Yes

APN: 3306-353-001-051-00 Document #: 2025-461984
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: BROOKHOLLOW ADDITION NO 12 MapRef: CAB C SL 10-A&10-B Abbreviated
Description: Lot:51 Subdivision:BROOKHOLLOW ADDITION NO 12 Map Ref:CAB C SL 10-A&10-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

2	.61Mi.	**1400 SLEEPY HOLLOW DR** **LUFKIN, TX 75904-4805**	08/08/2025			2489	//	1971	12,502 SF	

APN: 3296-352-001-001-00 Document #: 2025-461279
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BROOK HOLLOW ADDITION NO 2 MapRef: CAB A SL 117-B Abbreviated
Description: Lot:1 Block:1 Subdivision:BROOK HOLLOW ADDITION NO 2 Map Ref:CAB A SL 117-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

3	.3Mi.	**6 PARKWAY PLZ** **LUFKIN, TX 75904-5325**	07/11/2025			2459	//	1983	21,562 SF	

APN: 3303-352-001-006-00 Document #: 2025-460303
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BROOK HOLLOW ADDITION NO 9 MapRef: CAB A SL 166-A&166-B Abbreviated Description: Lot:6 Subdivision:BROOK HOLLOW ADDITION NO 9 Map Ref:CAB A SL 166-A&166-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

4	.16Mi.	**1605 COLUMBINE DR** **LUFKIN, TX 75904-6305**	06/23/2025			4017	//	2000	29,708 SF	Yes

APN: 3306-353-001-013-00 Document #: 2025-459659
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: BROOKHOLLOW ADDITION NO 12 MapRef: CAB C SL 10-A&B Abbreviated
Description: Lot:13 Block:1 Subdivision:BROOKHOLLOW ADDITION NO 12 Map Ref:CAB C SL 10-A&BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

5	.16Mi.	**1703 LOBLOLLY LN** **LUFKIN, TX 75904-5300**	05/27/2025			2852	//	2006	15,725 SF	

APN: 3310-353-001-023-00 Document #: 2025-458455
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: BROOKHOLLOW ADDITION NO 16 MapRef: CAB C SL 171-B Abbreviated Description: Lot:23 Subdivision:BROOKHOLLOW ADDITION NO 16 Map Ref:CAB C SL 171-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

6	.1Mi.	**1702 JUNIPER LN** **LUFKIN, TX 75904-5373**	05/27/2025			2491	//	1997	10,062 SF	

APN: 3308-353-001-049-00 Document #: 2025-458456
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: BROOKHOLLOW ADDITION NO 14 MapRef: CAB C SL 75-A Abbreviated Description: Lot:49 Subdivision:BROOKHOLLOW ADDITION NO 14 Map Ref:CAB C SL 75-ACity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

7	.22Mi.	**107 PRIMROSE CT** **LUFKIN, TX 75904-5328**	05/12/2025			3035	//	1992	19,907 SF	

APN: 3306-353-001-009-00 Document #: 2025-457960
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: BROOK HOLLOW ADDITION NO 12 MapRef: CAB C SL 10-A&10-B Abbreviated Description: Lot:9 Subdivision:BROOK HOLLOW ADDITION NO 12 Map Ref:CAB C SL 10-A&10-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

8	.69Mi.	**1300 SHADY LN** **LUFKIN, TX 75904-4224**	04/14/2025			2621	//	1971	24,002 SF	

APN: 3297-352-004-001-00 Document #: 2025-456868
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: BROOK HOLLOW ADDITION NO 3 MapRef: CAB A SL 120-B Abbreviated
Description: Lot:1 Block:4 Subdivision:BROOK HOLLOW ADDITION NO 3 Map Ref:CAB A SL 120-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

9	.75Mi.	**1311 WALNUT BEND ST** **LUFKIN, TX 75904-4259**	03/13/2025			1995	//	1969	11,543 SF	

ICE SiteX Report

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APN: 3295-352-001-023-00 Document #: 2025-455813
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Subdivision: BROOK HOLLOW ADDITION SECTION ONE MapRef: CAB A SL 106-A Abbreviated
Description: Lot:23 Block:1 Subdivision:BROOK HOLLOW ADDITION SECTION ONE Map Ref:CAB A SL 106-ACity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

10	.71Mi.	**1306 SHADY LN** **LUFKIN, TX 75904-4224**	12/23/2024	2073	//	1971	22,346 SF

APN: 3297-352-004-004-00 Document #: 2024-453302
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: BROOK HOLLOW ADDITION NO 3 MapRef: CAB A SL 120-B Abbreviated
Description: Lot:4 Block:4 Subdivision:BROOK HOLLOW ADDITION NO 3 Map Ref:CAB A SL 120-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

11	.71Mi.	**1403 OAK HILL PL** **LUFKIN, TX 75904-4804**	11/18/2024	2050	//	1968	24,742 SF

APN: 3296-352-003-007-00 Document #: 2024-452185
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&7 Block: 3 Subdivision: BROOKHOLLOW ADDITION NO 2 MapRef: CAB A SL 117B Abbreviated
Description: Lot:3&7 Block:3 Subdivision:BROOKHOLLOW ADDITION NO 2 Map Ref:CAB A SL 117BAbbreviated Description:NORTHWEST 12.5 FT OF LOT 6 City/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

12	.67Mi.	**1 PINEMONT PL** **LUFKIN, TX 75904-4207**	11/05/2024	1981	//	1968	25,265 SF

APN: 3297-352-001-001-00 Document #: 2024-451711
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BROOKHOLLOW ADDITION NO 3 MapRef: CAB A SL 120-B Abbreviated
Description: Lot:1 Block:1 Subdivision:BROOKHOLLOW ADDITION NO 3 Map Ref:CAB A SL 120-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

13	.6Mi.	**1501 ROBINHOOD LN** **LUFKIN, TX 75904-4834**	10/28/2024	2700	//	1975	22,346 SF

APN: 3298-352-001-005-00 Document #: 2024-451414
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: BROOKHOLLOW ADDITION NO 4 MapRef: CAB A SL 133-B Abbreviated Description: Lot:5 Subdivision:BROOKHOLLOW ADDITION NO 4 Map Ref:CAB A SL 133-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

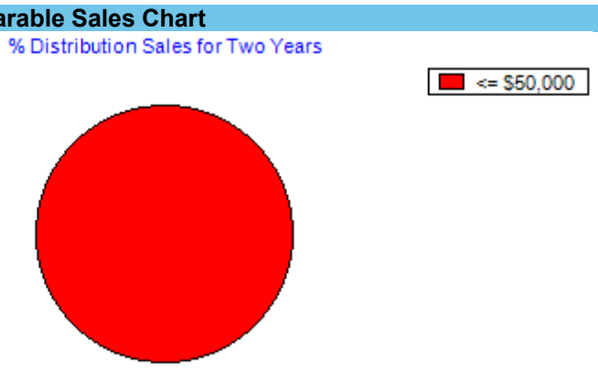
14	.23Mi.	**402 PAINT BRUSH CIR** **LUFKIN, TX 75904-5345**	09/16/2024	2020	//	1993	13,809 SF

APN: 3306-353-001-026-00 Document #: 2024-450043
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: BROOKHOLLOW ADDITION NO 12 MapRef: CAB C SL 10-A&B Abbreviated Description: Lot:26 Subdivision:BROOKHOLLOW ADDITION NO 12 Map Ref:CAB C SL 10-A&BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

15	.73Mi.	**1303 SHADY LN** **LUFKIN, TX 75904-4253**	09/06/2024	3542	//	1971	23,261 SF

APN: 3297-352-003-009-00 Document #: 2024-449755
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: BROOK HOLLOW ADDITION NO 3 MapRef: CAB A SL 120-B Abbreviated
Description: Lot:9 Block:3 Subdivision:BROOK HOLLOW ADDITION NO 3 Map Ref:CAB A SL 120-BCity/Muni/Twp:LUFKIN City/Muni/Twp: LUFKIN

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.	**2601 COPELAND ST**	**12/03/2020**	$448,040	$448,040	3,122		1996	23,305 SF	Yes
.02Mi.	**109 HONEYSUCKLE CT**	**06/22/2005**	$334,780	$334,780	2,114		2005	10,324 SF	
.03Mi.	**2503 COPELAND ST**	**01/16/2020**	$392,770	$392,770	2,675		1995	24,350 SF	
.03Mi.	**2603 COPELAND ST**	**12/29/2014**	$441,320	$441,320	3,274		2000	24,306 SF	
.03Mi.	**107 HONEYSUCKLE CT**	**05/09/2024**	$326,140	$326,140	2,357		1998	10,193 SF	
.03Mi.	**111 HONEYSUCKLE CT**	**03/22/2019**	$293,260	$293,260	1,806		2006	14,331 SF	
.04Mi.	**1504 JUNIPER LN**	**10/18/2018**	$248,870	$248,870	2,126		1996	14,985 SF	
.05Mi.	**1406 MULBERRY CT**	**12/10/1996**	$697,650	$697,650	4,501		1998	35,371 SF	Yes
.05Mi.	**105 HONEYSUCKLE CT**	**02/22/2024**	$268,580	$268,580	2,017		1998	10,149 SF	
.05Mi.	**1506 JUNIPER LN**	**04/18/2022**	$306,640	$306,640	2,465		1996	13,024 SF	
.05Mi.	**112 HONEYSUCKLE CT**	**09/28/2018**	$287,110	$287,110	1,886		2006	11,195 SF	
.06Mi.	**1407 INDIGO CT**	**08/17/2001**	$451,560	$451,560	3,005		1999	26,354 SF	
.06Mi.	**110 HONEYSUCKLE CT**	**07/09/2019**	$279,530	$279,530	2,242		1998	10,106 SF	
.06Mi.	**103 HONEYSUCKLE CT**	**11/10/2001**	$289,190	$289,190	2,293		1999	10,977 SF	Yes
.06Mi.	**2605 COPELAND ST**	**08/13/1999**	$398,710	$398,710	2,940		1999	28,488 SF	
.06Mi.	**1602 JUNIPER LN**	**01/14/2022**	$270,940	$270,940	2,082		1995	10,062 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	38.6 years old	Households:	13,407
Median Household Income:	$57,768	Households w/Family:	65%
Household Income Per Capita:	$28,827	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Lufkin Independent School District	Students:	7,432
Number of Schools:	17	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.45Mi.	**Lufkin Middle School** Number of Students: 1,690 Student-Teacher Ratio: 13.27	C-	Public	6 - 8
5.44Mi.	**Lufkin High School** Number of Students: 2,131 Student-Teacher Ratio: 11.31 Advanced Placement: Yes	C+	Public	9 - 12
0.88Mi.	**Brookhollow Elementary School** Number of Students: 270 Student-Teacher Ratio: 12.27	D	Public	3 - 5
1.94Mi.	**Trout Primary School** Number of Students: 268 Student-Teacher Ratio: 13.76	NA	Public	PK - 2

Flood Report

The Subject Property of **2601 COPELAND ST, LUFKIN, TX 75904-5382** 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	129%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	115%	HIGHER
OVERALL	96%	SIMILAR

Disaster Alerts

7/5/2024 - urricane Beryl

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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