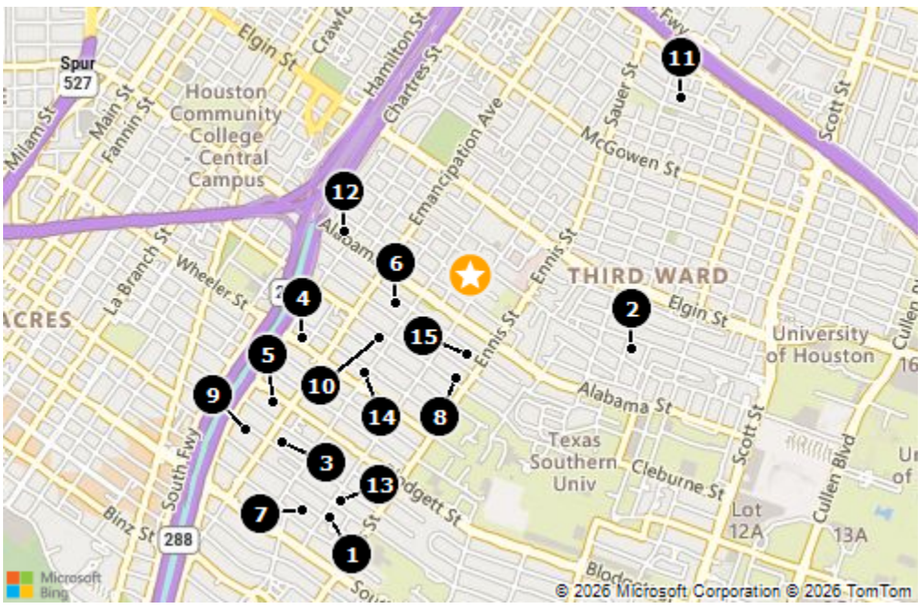
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2705 BERRY ST, HOUSTON, TX 77004-4424

County:	**HARRIS TX**	Census Tract:	482013124.002004
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	0192030020019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$323,000 - $437,000	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$185,625	Market Land Value:	$185,625	Tax Year:	2026
Assd Improvement:	$172,375	Market Improvment Value:	$172,375	Total Taxable Value:	$7,387
Total Assessed Value:	$358,000	Total Assessor Market Value:	$358,000	Delinquent Year:	
				Tax Account ID:	019-203-002-0019
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19,20 Block: 2 Section: 2 District: 061 Subdivision: SMITH FURNITURE CO Map Ref: MAP 5456C
Abbreviated Description: LTS 19 & 20 BLK 2 SMITH FURNITURE CO SEC 2
City/Muni/Twp: CITY OF HOUSTON

Property Characteristics

Lot Size:	6,251 SF	Bedrooms:	4	Pool:	
Building Area:	1766 SF	Baths:	2	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/09/2023	Sales Price:	N/A
Document #:	2023-167467 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/08/2023		
Document Type:			

Legal Description:
Lot: 19&20 Block: 2 Subdivision: SMITH FURNITURE COMPANY ADDITION NO TWO Map Ref: VOL 320 PG 45

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$42,750
Document #:	2022-455198 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	N/A
Document #:	2022-449912 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/2022		
Document Type:			

Legal Description:
Lot: 19&20 Block: 2 Subdivision: SMITH FURNITURE COMPANY ADDITION NO TWO Map Ref: VOL 320 PG 45

ICE SiteX Report

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Prior Transfer

Recording Date:	02/02/2005	Sales Price:	N/A
Document #:	Y234631 BK-PG 00113-0090	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/27/2005		
Document Type:			

Legal Description:
Lot: 19&20 Block: 2 Subdivision: SMITH FURNITURE COMPANY ADDITION #2 Map Ref: DD320 PG45

Prior Transfer

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

Legal Description:
Lot: 19,20 Block: 2 Section: 2 District: 061 Subdivision: SMITH FURNITURE CO Map Ref: MAP 5456C
Abbreviated Description: LTS 19 & 20 BLK 2 SMITH FURNITURE CO SEC 2
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	5,249 SF	Median # of Baths	2
Median Living Area	2,686 SF	Median Year Built	1940
Price Range - 2 Yrs		Age Range	9 years to 96 years
Median Value		Median Age	86 years

Comparable Sales Data

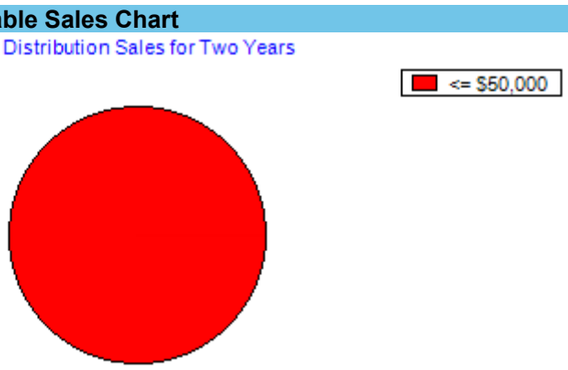
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.78Mi.	**5005 DELANO ST** **HOUSTON, TX 77004-6107**	10/13/2026			4620	11/7/4	2017	5,001 SF	
		APN: 0193050000021 Document #: 2026-414678 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 21&22 Block: 1 Subdivision: LINCOLN PARK ADDITION MapRef: VOL 1 PG 125 Abbreviated Description: Lot:21&22 Block:1 Subdivision:LINCOLN PARK ADDITION Map Ref:VOL 1 PG 125								
2	.51Mi.	**3423 NETTLETON ST** **HOUSTON, TX 77004-3568**	09/03/2026			1250	8/4/2	1952	5,197 SF	
		APN: 0530210000007 Document #: 2026-360750 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 7 Block: 9 Subdivision: FOREST HOME MapRef: VOL 6 PG 24 Abbreviated Description: Lot:7 Block:9 Subdivision:FOREST HOME Map Ref:VOL 6 PG 24								
3	.71Mi.	**2409-1 ARBOR ST** **HOUSTON, TX 77004-6028**	07/24/2026			3308	10/4/2	1940	5,998 SF	
		APN: 0611050000020 Document #: 2026-299758 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 20 Block: 13 Subdivision: RIVERSIDE TERRACE MapRef: VOL 6 PG 64 Abbreviated Description: Lot:20 Block:13 Subdivision:RIVERSIDE TERRACE Map Ref:VOL 6 PG 64City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
4	.5Mi.	**2213 WHEELER ST** **HOUSTON, TX 77004-5231**	05/22/2026			3016	12/4/2	1940	5,001 SF	
		APN: 0192670000005 Document #: 2026-201667 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 5&6 Block: 5 Subdivision: HOLMAN OUTLOT MapRef: VOL 40 PG 521A Abbreviated Description: Lot:5&6 Subdivision:HOLMAN OUTLOT Map Ref:VOL 40 PG 521AAbbreviated Description:WEST2 LOT5&W2 LOT6								
5	.65Mi.	**2308 BLODGETT ST** **HOUSTON, TX 77004-5252**	05/06/2026			3350	7/4/4	1940	5,998 SF	
		APN: 0610990000008 Document #: 2026-176851 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 8 Block: 7 Subdivision: RIVERSIDE TERRACE FIRST SECTION MapRef: VOL 6 PG 64 Abbreviated Description: Lot:8 Block:7 Subdivision:RIVERSIDE TERRACE FIRST SECTION Map Ref:VOL 6 PG 64								
6	.22Mi.	**2504 TRUXILLO ST** **HOUSTON, TX 77004-4370**	04/27/2026			2800	10/4/2	1930	5,249 SF	
		APN: 0611470000007 Document #: 2026-158002 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 7 Block: 8 Subdivision: WASHINGTON TERRACE MapRef: VOL 7 PG 15 Abbreviated Description: Lot:7 Block:8 Subdivision:WASHINGTON TERRACE Map Ref:VOL 7 PG 15								
7	.81Mi.	**2624 PALM ST** **HOUSTON, TX 77004-6118**	03/24/2026			3103	8/4/2	1945	5,249 SF	
		APN: 0610820020005 Document #: 2026-108694 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 5&6 Block: 2 Subdivision: RIVERSIDE EXTENSION MapRef: VOL 8 PG 64 Abbreviated Description: Lot:5&6 Block:2 Subdivision:RIVERSIDE EXTENSION Map Ref:VOL 8 PG 64								
8	.29Mi.	**2905 CLEBURNE ST** **HOUSTON, TX 77004-5437**	03/03/2026			2798	10/4/2	1946	5,249 SF	
		APN: 0611620270015 Document #: 2026-78489 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 15 Block: 27 Subdivision: WASHINGTON TERRACE MapRef: VOL 8 PG 22 Abbreviated Description: Lot:15 Block:27 Subdivision:WASHINGTON TERRACE Map Ref:VOL 8 PG 22								
9	.77Mi.	**2218 ARBOR ST** **HOUSTON, TX 77004-6294**	03/03/2026			2628	10/4/2	1940	5,998 SF	
		APN: 0611010000005 Document #: 2026-78824 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 5 Block: 9 Subdivision: RIVERSIDE TERRACE 1ST SECTION MapRef: VOL 6 PG 64 Abbreviated Description: Lot:5 Block:9 Subdivision:RIVERSIDE TERRACE 1ST SECTION Map Ref:VOL 6 PG 64								
10	.31Mi.	**2512 CLEBURNE ST** **HOUSTON, TX 77004-5278**	02/13/2026			1597	8/2/2	1930	5,249 SF	
		APN: 0611490000009 Document #: 2026-55504								

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		Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 9 Block: 10 Subdivision: WASHINGTON TERRACE MapRef: VOL 7 PG 15 Abbreviated Description: Lot:9 Block:10 Subdivision:WASHINGTON TERRACE Map Ref:VOL 7 PG 15						
11	.78Mi.	**3114 WEBSTER ST** **HOUSTON, TX 77004-1938**	11/19/2025	1560	8/4/2	1930	5,001 SF	
		APN: 0572140000004 Document #: 2025-459109 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Block: 6 Subdivision: PIERCE COURT ADDITION MapRef: VOL 572 PG 336 Abbreviated Description: Lot:4 Block:6 Subdivision:PIERCE COURT ADDITION Map Ref:VOL 572 PG 336						
12	.37Mi.	**2113 ALABAMA ST** **HOUSTON, TX 77004-4311**	10/14/2025	2686	10/4/2	1950	5,001 SF	
		APN: 0192200000010 Document #: 2025-408211 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 10 Block: 4 Subdivision: RESUBDIVISION OF HOLMAN 10 ACRE LOT FORTYSEVEN 47 MapRef: VOL 50 PG 254 Abbreviated Description: Lot:10 Block:4 Subdivision:RESUBDIVISION OF HOLMAN 10 ACRE LOT FORTYSEVEN 47 Map Ref:VOL 50 PG 254						
13	.73Mi.	**4911 DELANO ST** **HOUSTON, TX 77004-6263**	10/14/2025	2432	10/4/2	1945	5,249 SF	
		APN: 0570810000012 Document #: 2025-406600 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 12 Block: 3 Subdivision: FELDMAN COURT MapRef: VOL 6 PG 49 Abbreviated Description: Lot:12 Block:3 Subdivision:FELDMAN COURT Map Ref:VOL 6 PG 49						
14	.4Mi.	**2520 BARBEE ST** **HOUSTON, TX 77004-5280**	09/22/2025	1798	6/3/2	1950	5,249 SF	
		APN: 0611510000011 Document #: 2025-375613 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 11 Block: 12 Subdivision: WASHINGTON TERRACE MapRef: VOL 7 PG 15 Abbreviated Description: Lot:11 Block:12 Subdivision:WASHINGTON TERRACE Map Ref:VOL 7 PG 15						
15	.22Mi.	**2902 TRUXILLO ST** **HOUSTON, TX 77004-5488**	09/17/2025	1322	8/4/2	1936	5,249 SF	
		APN: 0611620260007 Document #: 2025-369882 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 7 Block: 26 Subdivision: WASHINGTON TERRACE MapRef: VOL 8 PG 22 Abbreviated Description: Lot:7 Block:26 Subdivision:WASHINGTON TERRACE Map Ref:VOL 8 PG 22						

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.	**2705 BERRY ST**		$358,000	$358,000	1,766	7/4/2	1935	6,251 SF	
.03Mi.	**2706 BERRY ST**		$221,866	$221,866	988	6/2/2	1940	5,001 SF	
.04Mi.	**2712 BERRY ST**		$292,191	$292,191	1,260	6/2/2	1960	5,001 SF	
.05Mi.	**2613 BERRY ST**		$328,917	$328,917	1,536	10/4/2	1930	5,001 SF	
.05Mi.	**2711 WINBERN ST**		$364,407	$364,407	2,160	10/3/2	2023	2,500 SF	
.07Mi.	**2802 HOLMAN ST**		$241,227	$241,227	1,728	10/4/2	1938	5,040 SF	
.08Mi.	**3410 DELANO ST**		$274,134	$274,134	2,040	6/4/2	1930	4,500 SF	
.08Mi.	**2611 HOLMAN ST**		$178,803	$178,803	1,032	6/2/2	1930	5,602 SF	
.08Mi.	**2712 WINBERN ST**		$190,000	$190,000	1,424	6/2/2	1930	5,001 SF	
.09Mi.	**2806 HOLMAN ST**		$246,283	$246,283	1,392	8/2/2	1945	5,040 SF	
.1Mi.	**2818 HOLMAN ST**		$242,351	$242,351	1,092	8/4/2	1960	5,040 SF	
.1Mi.	**2815 WINBERN ST**		$255,000	$255,000	1,920	7/3/2	1948	4,221 SF	
.11Mi.	**2515 BERRY ST**		$201,317	$201,317	1,200	6/2/2	1935	5,175 SF	
.15Mi.	**2705 TRUXILLO ST**		$408,000	$408,000	2,130	10/4/2	1930	5,249 SF	
.15Mi.	**2623 TRUXILLO ST**		$275,000	$275,000	2,178	10/4/2	1930	5,776 SF	
.15Mi.	**2715 TRUXILLO ST**		$351,457	$351,457	2,890	10/4/2	1930	5,249 SF	

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Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	32.5 years old	Households:	15,599
Median Household Income:	$78,031	Households w/Family:	44%
Household Income Per Capita:	$52,636	Households w/Family Married:	26%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	15%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**Yates High School** Number of Students: 685 Student-Teacher Ratio: 10.67	F	Public	9 - 12
0.15Mi.	**Blackshear Elementary School** Number of Students: 257 Student-Teacher Ratio: 10.75	D-	Public	EE - 5
2.72Mi.	**Cullen Middle School** Number of Students: 310 Student-Teacher Ratio: 11.07	F	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	146%	NOTABLY HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	163%	NOTABLY HIGHER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	153%	NOTABLY HIGHER
OVERALL	162%	NOTABLY HIGHER

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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