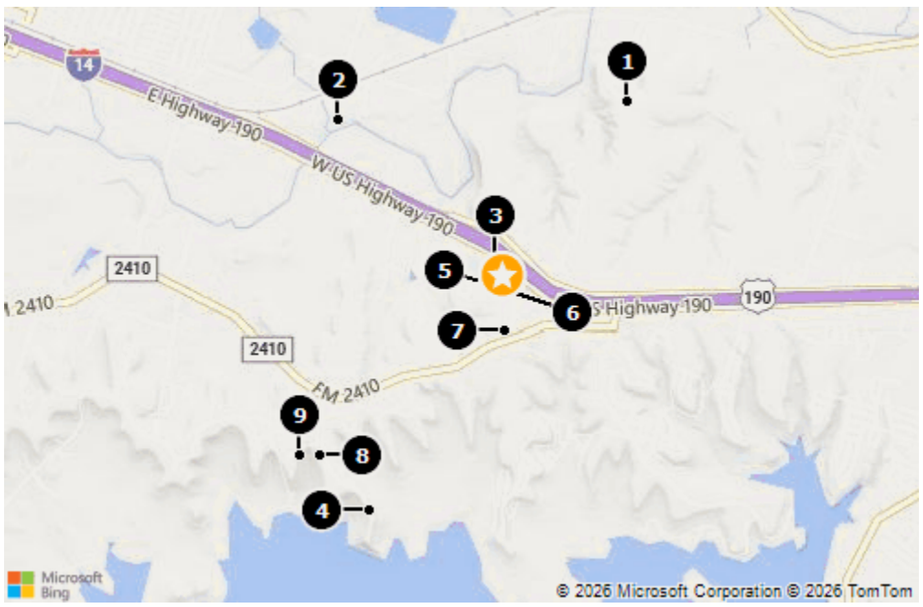
ICE SiteX Report

OrderID: 98722516

SiteX Property Information Report



Subject Property Location

2791 ETHAN DR, BELTON, TX 76513-9403

County:	**BELL TX**	Census Tract:	480270218.022007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	460584	Thomas Bros Pg-Grid:	

Valuation

Value:	**$631,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$561,590 - $700,410	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CB RRD
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$442,930	Market Improvment Value:	$442,930	Total Taxable Value:	
Total Assessed Value:	$502,930	Total Assessor Market Value:	$502,930	Delinquent Year:	2024
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 24 Block: 4 Subdivision: BEULAH BLUFF ESTATES PHASE ONE Phase No: 1
Abbreviated Description: BEULAH BLUFF ESTATES PHASE ONE, BLOCK 004, LOT 0024, 0.628AC 0.628AC

Property Characteristics

Lot Size:	27,356 SF	Bedrooms:		Pool:	
Building Area:	2350 SF	Baths:		Fireplace:	Yes
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	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:	07/27/2023	Sales Price:	N/A
Document #:	2023033384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/16/2022	Sales Price:	N/A
Document #:	2022052000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2022		
Document Type:			

Legal Description:
Lot: 24 Block: 4 Subdivision: BEULAH BLUFF ESTATES PHASE 1 Map Ref: PL 1
City/Muni/Twp: HARKER HEIGHTS

Prior Transfer

Recording Date:	08/12/2022	Sales Price:	N/A
Document #:	2022052000 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Block: 4 Subdivision: BEULAH BLUFF ESTATES PHASE ONE Phase No: 1
Abbreviated Description: BEULAH BLUFF ESTATES PHASE ONE, BLOCK 004, LOT 0024, 0.628AC 0.628AC

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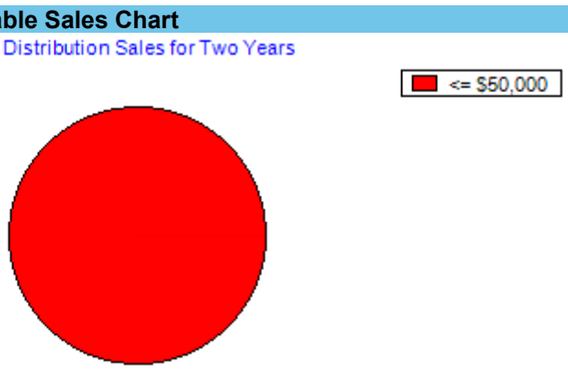
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	60,418 SF	Median # of Baths	
Median Living Area	2,791 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	3 years to 32 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	1.19Mi.	**569 MESSER RANCH RD** **BELTON, TX 76513-4385**	07/23/2026			2803	//	2014	60,418 SF	G
		APN: 390623 Document #: 2026036945 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: INDIAN RIDGE AT MESSER RANCH MapRef: CAB D SL 19 Abbreviated Description: Lot:9 Subdivision:INDIAN RIDGE AT MESSER RANCH Map Ref:CAB D SL 19							
2	1.29Mi.	**10289 PADDY HAMILTON RD** **BELTON, TX 76513-9466**	05/08/2026			2791	//	1994	328,749 SF	Yes
		APN: 61746 Document #: 2026022399 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: JOHN HUGHES SURVYE ABSTRACT NO 379 MapRef: DOC 2017-000046 Abbreviated Description: Subdivision:JOHN HUGHES SURVYE ABSTRACT NO 379 Map Ref:DOC 2017-000046							
3	.11Mi.	**8219 JERICHO BLF** **BELTON, TX 76513-6020**	04/29/2026			2426	//	2021	22,695 SF	
		APN: 480155 Document #: 2026020459 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: BEULAH BLUFF ESTATES MapRef: PL 2018-28 Abbreviated Description: Lot:11 Block:2 Subdivision:BEULAH BLUFF ESTATES Map Ref:PL 2018-28City/Muni/Twp:HARKER HEIGHTS City/Muni/Twp: HARKER HEIGHTS							
4	1.52Mi.	**4802 ELF TRL** **BELTON, TX 76513-7244**	02/27/2026			4485	/4/	2022	102,671 SF	G
		APN: 148639 Document #: 2026009407 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: THE ESCARMENT SUBDIVISION MapRef: CAB C SL 27-B, C&D Abbreviated Description: Lot:21 Subdivision:THE ESCARMENT SUBDIVISION Map Ref:CAB C SL 27-B, C&D							
5	.12Mi.	**2819 ISAAC CIR** **BELTON, TX 76513-8701**	01/20/2026			2472	//	2023	27,966 SF	
		APN: 480178 Document #: 2026002457 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: BEULAH BLUFF ESTATES Phase No: 2 MapRef: DOC 2018-28 Abbreviated Description: Lot:13 Block:4 Subdivision:BEULAH BLUFF ESTATES Phase No:2 Map Ref:DOC 2018-28							
6	.09Mi.	**8152 JERICHO BLF** **BELTON, TX 76513-5894**	10/31/2025			2627	//	2017	38,333 SF	G
		APN: 460585 Document #: 2025053877 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Subdivision: BEULAH BLUFF ESTATES Phase No: 1 MapRef: PL 2015-1 Abbreviated Description: Lot:1 Block:5 Subdivision:BEULAH BLUFF ESTATES Phase No:1 Map Ref:PL 2015-1City/Muni/Twp:HARKER HEIGHTS City/Muni/Twp: HARKER HEIGHTS							
7	.3Mi.	**2843 BEULAH BLVD** **BELTON, TX 76513-8396**	09/19/2025			2104	//	2020	23,261 SF	
		APN: 460572 Document #: 2025046184 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: BEULAH BLUFF ESTATES PHASE ONE MapRef: DOC 2015-1 Abbreviated Description: Lot:2 Block:2 Subdivision:BEULAH BLUFF ESTATES PHASE ONE Map Ref:DOC 2015-1City/Muni/Twp:HARKER HEIGHTS City/Muni/Twp: HARKER HEIGHTS							
8	1.43Mi.	**4410 ELF TRL** **BELTON, TX 76513-7241**	08/07/2025			4024	//	2004	90,910 SF	G
		APN: 152960 Document #: 2025038486 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: THE ESCARPMENT MapRef: CAB C SL 27-B-D Abbreviated Description: Lot:9 Subdivision:THE ESCARPMENT Map Ref:CAB C SL 27-B-D							
9	1.5Mi.	**9501 GNOME LN** **BELTON, TX 76513-7266**	07/07/2025			2895	//	1999	206,083 SF	G
		APN: 207017 Document #: 2025032614 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7D Subdivision: THE ESCARPMENT SUBDIVSIION MapRef: CAB C SL 168-B Abbreviated Description: Lot:7D Subdivision:THE ESCARPMENT SUBDIVSIION Map Ref:CAB C SL 168-B							

Comparable Sales Chart



ICE SiteX Report

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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.	**2791 ETHAN DR**	**08/12/2022**	$502,930	$502,930	2,350		2022	27,356 SF	
.02Mi.	**2755 ETHAN DR**	**08/09/2021**	$507,525	$507,525	2,302		2021	27,573 SF	
.05Mi.	**2834 ISAAC CIR**	**03/21/2022**	$571,500	$571,500	2,528		2021	23,392 SF	
.05Mi.	**2842 ISAAC CIR**	**05/20/2019**	$681,306	$681,306	3,255		2020	37,200 SF	G
.05Mi.	**2743 ETHAN DR**	**02/24/2022**	$575,668	$575,668	2,856		2021	27,007 SF	
.06Mi.	**2774 ETHAN DR**	**08/08/2023**	$530,038	$530,038	2,309		2022	31,668 SF	Yes
.06Mi.	**2826 ISAAC CIR**	**02/24/2023**	$583,414	$583,414	2,930		2022	23,653 SF	
.07Mi.	**2748 ETHAN DR**	**01/27/2023**	$544,439	$544,439	2,461		2021	31,712 SF	Yes
.07Mi.	**2731 ETHAN DR**	**05/20/2022**	$630,000	$630,000	3,072		2021	27,051 SF	G
.08Mi.	**2818 ISAAC CIR**	**03/28/2024**	$613,692	$613,692	3,119		2024	23,348 SF	
.09Mi.	**2843 ISAAC CIR**	**01/29/2021**	$652,076	$652,076	3,000		2021	35,109 SF	
.09Mi.	**8152 JERICHO BLF**	**06/30/2021**	$599,473	$599,473	2,627		2017	38,333 SF	G
.11Mi.	**2835 ISAAC CIR**	**10/29/2024**	$885,984	$885,984	3,107		2021	42,950 SF	G
.11Mi.	**8219 JERICHO BLF**	**02/11/2022**	$568,540	$568,540	2,426		2021	22,695 SF	
.11Mi.	**2827 ISAAC CIR**	**03/21/2024**	$520,037	$520,037	2,389		2022	26,136 SF	
.11Mi.	**8161 JERICHO BLF**	**10/29/2021**	$585,358	$585,358	2,969		2021	22,608 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	33.9 years old	Households:	18,371
Median Household Income:	$82,859	Households w/Family:	70%
Household Income Per Capita:	$41,984	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Belton Independent School District	Students:	13,697
Number of Schools:	20	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.63Mi.	**Chisholm Trail Elementary School** Number of Students: 766 Student-Teacher Ratio: 13.72	D+	Public	KG - 5
4.87Mi.	**South Belton Middle School** Number of Students: 667 Student-Teacher Ratio: 11.99	D-	Public	6 - 8
5.76Mi.	**Belton High School** Number of Students: 1,763 Student-Teacher Ratio: 13.73 Advanced Placement: Yes	C-	Public	9 - 12
6.15Mi.	**Belton Early Childhood School** Number of Students: 494 Student-Teacher Ratio: 17.03	NA	Public	PK - PK

Flood Report

The Subject Property of **2791 ETHAN DR, BELTON, TX 76513-9403** 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	96%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	113%	HIGHER
OVERALL	113%	HIGHER

ICE SiteX Report

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Disaster Alerts

No alerts noted

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