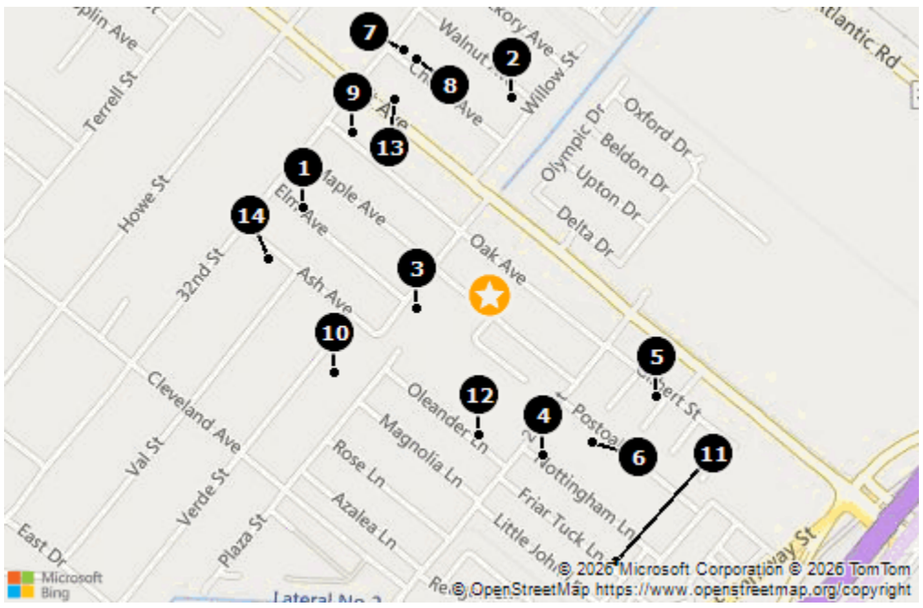
ICE SiteX Report

OrderID: 98722778

SiteX Property Information Report



Subject Property Location

2910 MAPLE AVE, GROVES, TX 77619-5732

County:	**JEFFERSON TX**	Census Tract:	482450106.001001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	020250-000-005750-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	25	Common Confidence Score:	29
Value Range:	$145,500 - $242,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	111,229,755,851
Assd Land Value:	$22,943	Market Land Value:	$22,943	Tax Year:	2025
Assd Improvement:	$185,691	Market Improvment Value:	$185,691	Total Taxable Value:	$2,698
Total Assessed Value:	$208,634	Total Assessor Market Value:	$208,634	Delinquent Year:	
				Tax Account ID:	033007
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 34 Block: 2 Subdivision: FERNDALE

Abbreviated Description:	FERNDALE LT 34 BLK 2 FERNDALE
City/Muni/Twp:	CITY OF GROVES

Property Characteristics

Lot Size:	7,126 SF	Bedrooms:		Pool:	
Building Area:	1296 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/23/2026	Loan Amount:	N/A
Document #:	2026-10629 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE ADDITION
City/Muni/Twp: PORT ARTHUR

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	$115,689
Document #:	2023018330 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/04/2022	Loan Amount:	N/A
Document #:	2022026920 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE ADDITION
City/Muni/Twp: GROVES

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Prior Transfer

Recording Date:	03/26/2014	Sales Price:	$128,000
Document #:	2014009362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/14/2014	Loan Amount:	N/A
Document #:	2014007895 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2029	Type Finance:	

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE ADDITION
City/Muni/Twp: PORT ARTHUR

Prior Transfer

Recording Date:	04/16/2007	Sales Price:	N/A
Document #:	2007014687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/13/2007		
Document Type:			

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE ADDITION Map Ref: MB8 PG8
City/Muni/Twp: PORT ARTHUR

Prior Transfer

Recording Date:	04/13/2007	Sales Price:	N/A
Document #:	2007014687 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE
Abbreviated Description: FERNDALE LT 34 BLK 2 FERNDALE
City/Muni/Twp: CITY OF GROVES

Prior Transfer

Recording Date:	12/14/2006	Sales Price:	N/A
Document #:	2006049051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/13/2006		
Document Type:			

Legal Description:
Lot: 34 Block: 2 Subdivision: FERNDALE ADDITION Map Ref: MB8 PG8
City/Muni/Twp: PORT ARTHUR

Area Sales Analysis

Total Area Sales	$135,000	Median # of Bedrooms	
Median Lot Size	8,682 SF	Median # of Baths	
Median Living Area	1,538 SF	Median Year Built	1978
Price Range - 2 Yrs	to $135,000	Age Range	1 years to 64 years
Median Value		Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3240 ELM AVE** **GROVES, TX 77619-5721**	10/20/2026			1452	//	1962	8,682 SF	
		APN: 011650-000-004400-00000 Document #: 2026-28762 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Subdivision: SPENCE ADDITION MapRef: VOL 6 PG 197 Abbreviated Description: Lot:41 Subdivision:SPENCE ADDITION Map Ref:VOL 6 PG 197City/Muni/Twp:GROVES City/Muni/Twp: GROVES								
2	.28Mi.	**3121 WALNUT AVE** **GROVES, TX 77619-6127**	10/07/2026	$135,000	$103	1300	//	1962	9,601 SF	
		APN: 044050-000-006400-00000 Document #: 2026-27471 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Subdivision: MELROSE ADDITION MapRef: VOL 7 PG 84 Abbreviated Description: Lot:19 Block:3 Subdivision:MELROSE ADDITION Map Ref:VOL 7 PG 84City/Muni/Twp:PORT ARTHUR City/Muni/Twp: PORT ARTHUR								
3	.11Mi.	**6750 WILLOW ST** **GROVES, TX 77619-5768**	09/22/2026			1578	//	2025	6,647 SF	
		APN: 033485-000-000500-00000 Document #: 2026-25881 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: KELLIEWOOD ADDITION Phase No: 1 MapRef: FILE 2009020275 Abbreviated Description: Lot:5 Subdivision:KELLIEWOOD ADDITION Phase No:1 Map Ref:FILE 2009020275City/Muni/Twp:GROVES City/Muni/Twp: GROVES								
4	.23Mi.	**2520 NOTTINGHAM LN** **GROVES, TX 77619-4924**	09/04/2026			1743	//	1978	6,599 SF	
		APN: 022950-000-009500-00000 Document #: 2026-24206 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 21 Subdivision: HILLCREST ADDITION MapRef: VOL 4 PG 80 Abbreviated Description: Lot:16 Block:21 Subdivision:HILLCREST ADDITION Map Ref:VOL 4 PG 80City/Muni/Twp:NEDERLAND City/Muni/Twp: NEDERLAND								
5	.27Mi.	**6841 BEXLEY ST** **GROVES, TX 77619-4950**	08/28/2026			1805	//	1988	5,602 SF	
		APN: 004810-000-000800-00000 Document #: 2026-23424 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: BEXLEY PLACE MapRef: VOL 14 PG 294 Abbreviated Description: Lot:8 Block:1 Subdivision:BEXLEY PLACE Map Ref:VOL 14 PG 294City/Muni/Twp:GROVES City/Muni/Twp: GROVES								
6	.25Mi.	**2431 POSTOAK LN** **GROVES, TX 77619-4931**	08/14/2026			1954	//	1998	9,448 SF	
		APN: 053625-000-002300-00000 Document #: 2026-22009 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 5 Block: 2 Subdivision: POST OAK MANOR MapRef: VOL 12 PG 92 Abbreviated Description: Lot:5 Block:2 Subdivision:POST OAK MANOR Map Ref:VOL 12 PG 92City/Muni/Twp:GROVES City/Muni/Twp: GROVES

7	.36Mi.	**6950 32ND ST** **GROVES, TX 77619-6140**	07/30/2026	2135	//	1978	9,601 SF	

APN: 044050-000-005400-00000 Document #: 2026-20363
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: MELROSE ADDITION MapRef: VOL 7 PG 84 Abbreviated Description: Lot:6 Block:3 Subdivision:MELROSE ADDITION Map Ref:VOL 7 PG 84City/Muni/Twp:GROVES City/Muni/Twp: GROVES

8	.35Mi.	**3252 CHERRY AVE** **GROVES, TX 77619-6126**	06/22/2026	1148	//	1962	9,601 SF	

APN: 044050-000-006700-00000 Document #: 2026-16352
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 3 Subdivision: MELROSE ADDITION MapRef: VOL 7 PG 84 Abbreviated Description: Lot:22 Block:3 Subdivision:MELROSE ADDITION Map Ref:VOL 7 PG 84City/Muni/Twp:GROVES City/Muni/Twp: GROVES

9	.3Mi.	**3248 OAK AVE** **GROVES, TX 77619-5752**	03/31/2026	840	//	1962	8,682 SF	

APN: 011650-000-011800-00000 Document #: 2026-8222
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: CEDAR CREST MapRef: VOL 8 PG 7 Abbreviated Description: Lot:5 Block:4 Subdivision:CEDAR CREST Map Ref:VOL 8 PG 7

10	.24Mi.	**6630 VERDE ST** **GROVES, TX 77619-5134**	01/13/2026	1069	//	1962	14,039 SF	

APN: 065600-000-017500-00000 Document #: 2026-00822
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 6 Subdivision: VAL VERDE GARDENS MapRef: VOL 6 PG 41&42 Abbreviated Description: Lot:15 Block:6 Subdivision:VAL VERDE GARDENS Map Ref:VOL 6 PG 41&42City/Muni/Twp:PORT ARTHUR City/Muni/Twp: PORT ARTHUR

11	.41Mi.	**2210 FRIAR TUCK LN** **GROVES, TX 77619-4902**	12/16/2025	1852	//	1983	6,826 SF	

APN: 022950-000-007500-00000 Document #: 2025-32753
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: GLENHAVEN MANOR MapRef: VOL 12 PG 63 Abbreviated Description: Lot:16 Block:4 Subdivision:GLENHAVEN MANOR Map Ref:VOL 12 PG 63City/Muni/Twp:GROVES City/Muni/Twp: GROVES

12	.19Mi.	**2700 OLEANDER LN** **GROVES, TX 77619-5020**	11/25/2025	1498	//	1968	8,350 SF	Yes

APN: 053000-000-005600-00000 Document #: 2025-31155
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 7 Subdivision: PLAZA TERRACE NO 2 MapRef: VOL 8 PG 249 Abbreviated Description: Lot:5 Block:7 Subdivision:PLAZA TERRACE NO 2 Map Ref:VOL 8 PG 249City/Muni/Twp:GROVES City/Muni/Twp: GROVES

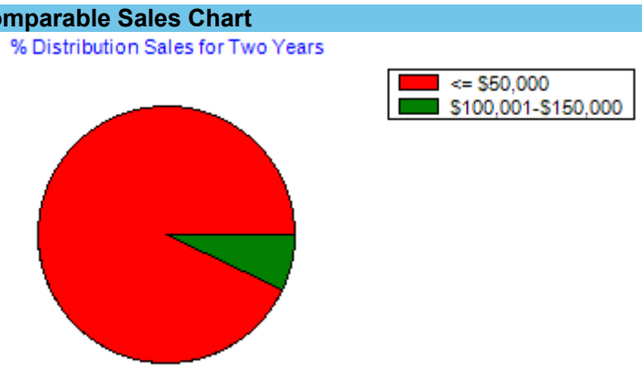
13	.31Mi.	**3240 TAFT AVE** **GROVES, TX 77619-5762**	11/20/2025	1652	//	2024	9,601 SF	

APN: 044050-000-009900-00000 Document #: 2025-30773
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 4 Subdivision: MELROSE ADDITION MapRef: VOL 7 PG 84 Abbreviated Description: Lot:23 Block:4 Subdivision:MELROSE ADDITION Map Ref:VOL 7 PG 84City/Muni/Twp:GROVES City/Muni/Twp: GROVES

14	.32Mi.	**3235 ASH AVE** **GROVES, TX 77619-5714**	11/14/2025	1348	//	2008	7,200 SF	

APN: 065600-000-006820-00000 Document #: 2025-30165
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 41&42 Block: 2 Subdivision: VAL VERDE FARDENS MapRef: VOL 6 PG 41&42 Abbreviated Description: Subdivision:VAL VERDE FARDENS Map Ref:VOL 6 PG 41&42Abbreviated Description:LOT: PART OF LOT 41&42

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.	**2910 MAPLE AVE**	**04/13/2007**	$208,634	$208,634	1,296		2006	7,126 SF	
.01Mi.	**2900 MAPLE AVE**	**02/20/2013**	$238,945	$230,834	1,296		2006	7,100 SF	
.01Mi.	**2920 MAPLE AVE**	**10/12/2017**	$333,046	$333,046	2,365		1998	10,650 SF	
.02Mi.	**2840 MAPLE AVE**	**11/11/1993**	$195,206	$195,206	1,240		1978	7,100 SF	
.03Mi.	**2930 MAPLE AVE**	**10/06/2025**	$162,602	$162,602	960		1978	10,650 SF	
.03Mi.	**2849 OAK AVE**		$184,607	$164,960	1,464		1962	14,201 SF	
.03Mi.	**2830 MAPLE AVE**	**10/07/2024**	$221,088	$221,088	1,680		1978	7,100 SF	
.03Mi.	**2917 OAK AVE**		$133,097	$133,097	1,073		1962	14,201 SF	
.03Mi.	**2875 AMBER AVE**	**04/03/2018**	$281,389	$281,389	1,650		2018	7,675 SF	
.03Mi.	**2841 OAK AVE**	**02/18/2022**	$154,125	$154,125	1,065		1968	7,100 SF	Yes
.04Mi.	**2936 MAPLE AVE**	**01/30/2018**	$117,669	$117,669	928		1962	7,100 SF	
.04Mi.	**2831 OAK AVE**	**01/12/2025**	$193,123	$193,123	1,182		1978	7,100 SF	
.04Mi.	**2935 OAK AVE**	**01/25/1994**	$163,486	$144,609	1,176		1978	7,100 SF	
.04Mi.	**2865 AMBER AVE**		$265,029	$265,029	1,650		2018	6,974 SF	
.04Mi.	**2820 MAPLE AVE**		$196,635	$196,635	1,692		1962	14,248 SF	
.05Mi.	**2943 OAK AVE**	**09/11/2024**	$165,863	$165,863	1,072		1968	7,100 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.5 years old	Households:	6,517
Median Household Income:	$71,191	Households w/Family:	72%
Household Income Per Capita:	$34,872	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Port Neches-Groves Independent School District	Students:	5,349
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Groves Middle School** Number of Students: 647 Student-Teacher Ratio: 14.85	B-	Public	6 - 8
0.29Mi.	**Taft Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 3
4.28Mi.	**Port Neches-Groves High School** Number of Students: 1,720 Student-Teacher Ratio: 14.8 Advanced Placement: Yes	B-	Public	9 - 12
3.54Mi.	**West Groves Early Learning Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
0.86Mi.	**Groves Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	4 - 5

Flood Report

The Subject Property of **2910 MAPLE AVE, GROVES, TX 77619-5732** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	103%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	76%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

ICE SiteX Report

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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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