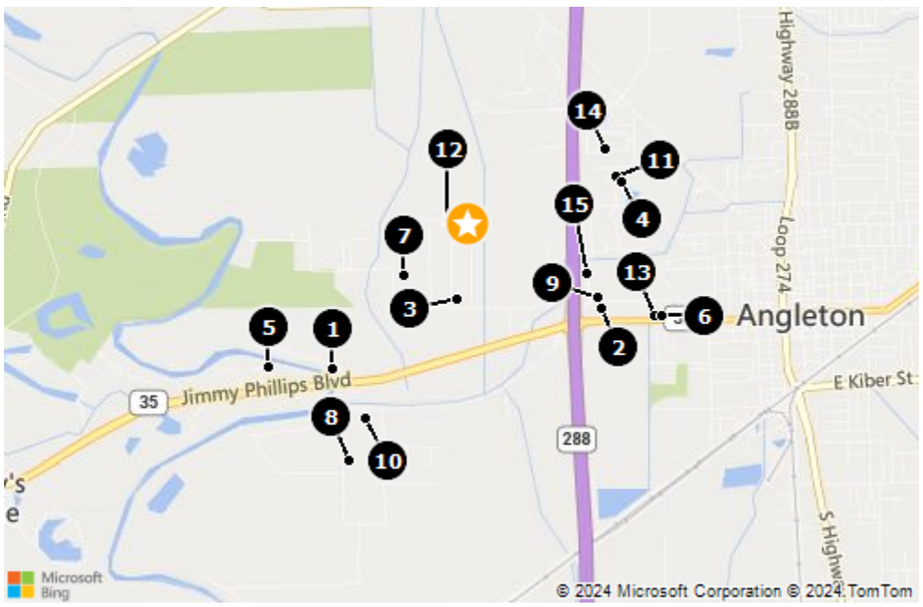
SiteX™ Report

OrderID: 90980266

SiteX Property Information Report



Subject Property Location

325 COUNTY ROAD 893, ANGLETON, TX 77515-9489

County:	**BRAZORIA TX**	Census Tract:	480396621.002013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0124-0151-902	Thomas Bros Pg-Grid:	

Valuation

Value:	**$333,000**	FSD:	13
Value Range:	$289,710 - $376,290	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	SAN, NAV, RDB, HAD
Assd Land Value:	$49,620	Market Land Value:	$49,620	Tax Year:	
Assd Improvement:	$289,880	Market Improvment Value:	$289,880	Total Taxable Value:	
Total Assessed Value:	$339,500	Total Assessor Market Value:	$339,500	Delinquent Year:	
				Tax Account ID:	R000000159842
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 74 Subdivision: LONGHORN S/D

Abbreviated Description:	LONGHORN S/D (UNRECD) LT 74 TRS 10-11 124 WM ROBERTS, ACRES 1.280 FRONT ACREAGE
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	1.280 AC	Bedrooms:		Pool:	
Building Area:	1865 SF	Baths:	1	Fireplace:	1
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Electric
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/10/2022	Sales Price:	N/A
Document #:	2022063151 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/13/2022		
Document Type:	Special Warranty Deed		

Legal Description:
Subdivision: WILLIAM ROBERTS LEAGUE ABSTRACT NO 124 Map Ref: VOL 990 PG 514

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	N/A
Document #:	BK-PG 22 -63151	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 74 Subdivision: LONGHORN S/D
Abbreviated Description: LONGHORN S/D (UNRECD) LT 74 TRS 10-11 124 WM ROBERTS, ACRES 1.280 FRONT ACREAGE
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	03/17/2017	Sales Price:	N/A
Document #:	2017012985 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/13/2017		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 71 Subdivision: LONGHON SUBDIVISION Map Ref: VOL967 PG318

Mortgage Record

Recording Date:	08/15/2008	Loan Amount:	N/A
Document #:	2008041373 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2038	Type Finance:	

Legal Description:
Lot: 74 Subdivision: LONGHORN SUBDIVISION
Abbreviated Description: WILLIAM ROBERTS LEAGUE ABS124

Prior Transfer

Recording Date:	11/05/2007	Sales Price:	N/A
Document #:	2007062399 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/19/2007		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 74 Subdivision: LONGHORN SUBDIVISION
Abbreviated Description: WILLIAM ROBERTS LEAGUE ABS124

Prior Transfer

Recording Date:	07/25/2002	Sales Price:	N/A
Document #:	02-037919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/24/2002		
Document Type:	Warranty Deed		

Legal Description:
Lot: 74 Subdivision: LONGHORN SUBDIVISION Map Ref: DD967 PG318
Abbreviated Description: WILLIAM ROBERTS LEAGUE ABS124

Prior Transfer

Recording Date:	04/29/1994	Sales Price:	N/A
Document #:	94-016204 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/1993		
Document Type:	Warranty Deed		

Legal Description:
Lot: 100 Block: 5 Subdivision: BAR X RANCH SECTION 11 Map Ref: MB16 PG297-300

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	27,137 SF	Median # of Baths	1
Median Living Area	1,869 SF	Median Year Built	1979
Price Range - 2 Yrs		Age Range	9 years to 59 years
Median Value		Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.12Mi.	**151 PECAN ESTATES RD** **ANGLETON, TX 77515-8459**	02/13/2024			2788	//1	1993	79,715 SF	
		APN: 0129-0004-000 Document #: 2024006246 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: COMEILIUS SMITH LEAGUE ABSTRACT NO 129 Abbreviated Description: Subdivision:COMEILIUS SMITH LEAGUE ABSTRACT NO 129								
2	.9Mi.	**1105 WESTERN AVE** **ANGLETON, TX 77515-4257**	02/02/2024			1726	//1	1983	25,704 SF	
		APN: 7507-0035-000 Document #: 2024004544 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 1 Subdivision: SHADY ACRES ADDITION MapRef: VOL 7 PG 95 Abbreviated Description: Lot:30 Block:1 Subdivision:SHADY ACRES ADDITION Map Ref:VOL 7 PG 95City/Muni/Twp:ANGLETON City/Muni/Twp: ANGLETON								
3	.42Mi.	**302 COUNTY ROAD 893A** **ANGLETON, TX 77515-9490**	01/02/2024			1400	//1	1966	55,757 SF	Yes
		APN: 0124-0151-708 Document #: 2024000254 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: MapRef: FILE 2022035352 Abbreviated Description: Map Ref:FILE 2022035352								
4	.91Mi.	**1105 ENCHANTED OAKS DR** **ANGLETON, TX 77515-7041**	12/19/2023			2419	//3	2004	17,697 SF	
		APN: 4823-3011-008 Document #: 2023056189 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 3 Subdivision: K&S PLAZA ADDITION MapRef: VOL 5 PG 345 Abbreviated Description: Subdivision:K&S PLAZA ADDITION Map Ref:VOL 5 PG 345Abbreviated Description:EAST 54.5 FT OF LOT 23 City/Muni/Twp:ANGLETON City/Muni/Twp: ANGLETON								
5	1.38Mi.	**261 FORD RD** **ANGLETON, TX 77515-2115**	12/15/2023			2680	//1	1971	45,433 SF	
		APN: 0129-0092-130 Document #: 2023055665 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: CORNELIUS SMITH LEAGUE ABSTRACT 129 MapRef: FILE 2004-071729 Abbreviated Description: Subdivision:CORNELIUS SMITH LEAGUE ABSTRACT 129 Map Ref:FILE 2004-071729								
6	1.22Mi.	**808 W MULBERRY ST** **ANGLETON, TX 77515-4242**	11/06/2023			1476	//1	1965	25,793 SF	
		APN: 7507-0010-000 Document #: 2023049998 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: SHADY ACRES Abbreviated Description: Lot:3 Block:1 Subdivision:SHADY ACRES								
7	.46Mi.	**411 COUNTY ROAD 28** **ANGLETON, TX 77515-7416**	09/28/2023			1835	//1	1996	158,559 SF	
		APN: 0124-0007-002 Document #: 2023043880 Document Type: Warranty Deed w/ Vendor's Lien Price Code:								

Land Use: Single Family Residential
Legal: Subdivision: WILLIAM ROBERTS LEAGUE ABSTRACT NO 124 Tract No: 91 MapRef: FILE 2018-024538 Abbreviated Description: Subdivision:WILLIAM ROBERTS LEAGUE ABSTRACT NO 124 Tract No:91 Map Ref:FILE 2018-024538

8	1.46Mi.	**117 BLACK OAK DR** **ANGLETON, TX 77515-9462**	09/14/2023	1356	//1	1979	217,801 SF	

APN: 0129-0107-140 Document #: 2023041804
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: CORNELIUS SMITH SURVEY ABSTRACT 129 Tract No: 2&3 Abbreviated Description: Subdivision:CORNELIUS SMITH SURVEY ABSTRACT 129 Tract No:2&3

9	.85Mi.	**1108 WESTERN AVE** **ANGLETON, TX 77515-4258**	09/01/2023	1873	//1	1976	23,749 SF	Yes

APN: 7507-0091-000 Document #: 2023039957
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: SHADY ACRES ADDITION MapRef: VOL 7 PG 95-96 Abbreviated Description: Lot:30 Subdivision:SHADY ACRES ADDITION Map Ref:VOL 7 PG 95-96

10	1.27Mi.	**1025 SEBESTA RD** **ANGLETON, TX 77515-8485**	09/01/2023	1708	//1	1979	217,801 SF	

APN: 0129-0086-170 Document #: 2023039996
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Subdivision: ROBERT SALISBURY Tract No: 2 Abbreviated Description: Subdivision:ROBERT SALISBURY Tract No:2

11	.89Mi.	**1104 SOUTHERN OAKS DR** **ANGLETON, TX 77515-7378**	08/17/2023	2510	//3	2011	27,137 SF	

APN: 4823-5013-003 Document #: 2023037252
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 109 Subdivision: DOWS THIRD ADDITION MapRef: VOL 204 PG 579 Abbreviated Description: Lot:16 Block:109 Subdivision:DOWS THIRD ADDITION Map Ref:VOL 204 PG 579City/Muni/Twp:FREEPORT City/Muni/Twp: FREEPORT

12	.12Mi.	**325 COUNTY ROAD 893A** **ANGLETON, TX 77515-9405**	08/14/2023	1968	//1	1976	55,757 SF	

APN: 0124-0151-604 Document #: 2023036463
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Subdivision: LONGHORN SUBDIVISION Tract No: 48 Abbreviated Description: Subdivision:LONGHORN SUBDIVISION Tract No:48

13	1.18Mi.	**816 W MULBERRY ST** **ANGLETON, TX 77515-4242**	07/11/2023	1715	//3	1965	25,779 SF	

APN: 7507-0013-000 Document #: 2023030756
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: SHADY ACRES ADDITION MapRef: VOL 7 PG 95&96 Abbreviated Description: Lot:5 Block:1 Subdivision:SHADY ACRES ADDITION Map Ref:VOL 7 PG 95&96

14	.89Mi.	**1245 LAUREL LOOP** **ANGLETON, TX 77515-2269**	06/28/2023	2605	//3	2015	12,296 SF	

APN: 4819-1003-002 Document #: 2023028689
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Section: 1 Subdivision: HERITAGE COURT SUBDIVISION MapRef: MF 2013060824 Abbreviated Description: Lot:2 Block:3 Section:1 Subdivision:HERITAGE COURT SUBDIVISION Map Ref:MF 2013060824

15	.73Mi.	**501 HERITAGE OAKS DR** **ANGLETON, TX 77515-8817**	05/19/2023	1869	//1	2002	17,850 SF	

APN: 4823-0002-003 Document #: 2023022311
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: HERITAGE OAKS SUBDIVISION MapRef: VOL 20 PG 319-324 Abbreviated Description: Lot:3 Block:2 Subdivision:HERITAGE OAKS SUBDIVISION Map Ref:VOL 20 PG 319-324

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.

SiteX™ Report

OrderID: 90980266

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.	**325 COUNTY ROAD 893**	**10/13/2022**	$339,500	$339,500	1,865	//1	1976	1 SF	
.04Mi.	**323 COUNTY ROAD 893**		$243,220	$243,220	1,384	//1	1984	1 SF	
.05Mi.	**324 COUNTY ROAD 893A**	**01/15/2015**	$315,000	$315,000	1,836	//1	1976	1 SF	
.06Mi.	**1 COUNTY ROAD 893C**	**04/29/2010**	$299,360	$299,360	2,005	//2	1976	1 SF	
.06Mi.	**324 COUNTY ROAD 893**	**10/25/2019**	$308,500	$308,500	1,687	//1	1970	1 SF	
.07Mi.	**322 COUNTY ROAD 893A**	**04/03/2019**	$472,680	$472,680	2,673	//1	2008	1 SF	
.07Mi.	**2 COUNTY ROAD 893C**	**07/12/2002**	$266,970	$266,970	1,839	//1	1993	1 SF	
.07Mi.	**322 COUNTY ROAD 893**	**01/14/2015**	$274,230	$274,230	1,630	//1	1976	1 SF	
.07Mi.	**326 COUNTY ROAD 893**		$252,780	$252,780	3,822	//4	1978	3 SF	
.08Mi.	**321 COUNTY ROAD 893**	**05/16/2007**	$350,200	$350,200	2,055	//3	1998	1 SF	
.09Mi.	**320 COUNTY ROAD 893A**	**12/22/1978**	$343,480	$343,480	2,430	//1	1979	1 SF	
.1Mi.	**320 COUNTY ROAD 893**	**10/30/2013**	$406,550	$406,550	2,141	//1	1976	1 SF	
.12Mi.	**325 COUNTY ROAD 893A**	**03/23/2001**	$298,900	$298,900	1,968	//1	1976	1 SF	
.12Mi.	**323 COUNTY ROAD 893A**		$282,160	$282,160	1,727	//1	1982	1 SF	
.13Mi.	**318 COUNTY ROAD 893A**		$291,240	$291,240	1,608	//1	1978	1 SF	
.13Mi.	**4 COUNTY ROAD 893C**	**05/31/2007**	$257,930	$257,930	1,669	//1	1980	1 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	39.1 years old	Households:	12,423
Median Household Income:	$82,494	Households w/Family:	69%
Household Income Per Capita:	$44,436	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Angleton Independent School District	Students:	6,863
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.64Mi.	**Angleton High School** Number of Students: 1,988 Student-Teacher Ratio: 16.9 Advanced Placement: Yes	D+	Public	9 - 12
1.12Mi.	**Westside Elementary School** Number of Students: 1,126 Student-Teacher Ratio: 16.98	C+	Public	PK - 5
3.17Mi.	**Angleton Jr High School** Number of Students: 1,602 Student-Teacher Ratio: 18.42 Advanced Placement: Yes	C	Public	6 - 8

Flood Report

The Subject Property of **325 COUNTY ROAD 893, ANGLETON, TX 77515-9489** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	101%	SIMILAR
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	106%	SIMILAR
OVERALL	108%	SIMILAR

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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