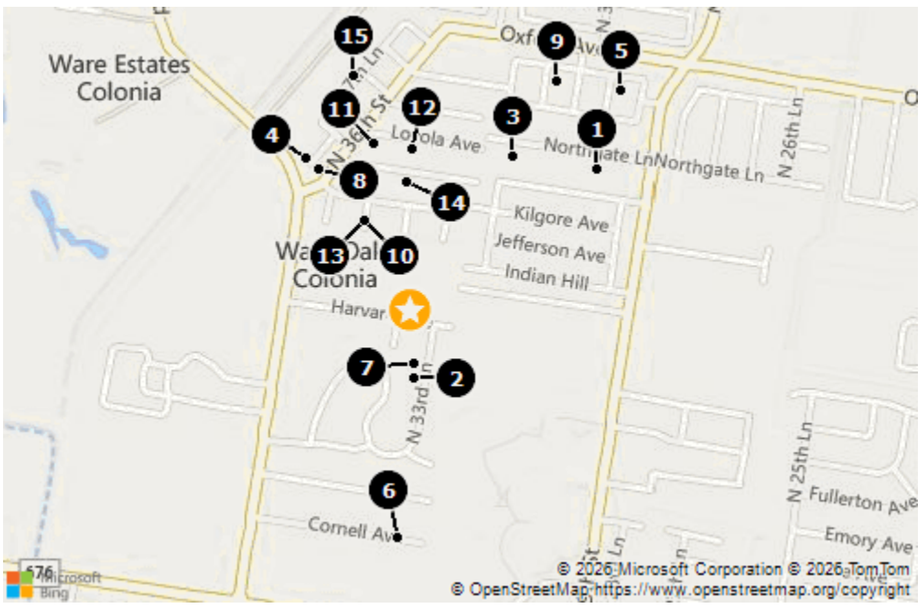
ICE SiteX Report

OrderID: 98722683

SiteX Property Information Report



Subject Property Location

3324 HARVARD AVE, MCALLEN, TX 78504-6636

County:	**HIDALGO TX**	Census Tract:	482150235.331001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	C0820-00-000-0018-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$272,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$247,520 - $296,480	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CML,DR1,FD3,GHD
Assd Land Value:	$66,304	Market Land Value:	$66,304	Tax Year:	2025
Assd Improvement:	$200,134	Market Improvment Value:	$200,134	Total Taxable Value:	$5,942
Total Assessed Value:	$266,438	Total Assessor Market Value:	$266,438	Delinquent Year:	
				Tax Account ID:	C082000000001800
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Subdivision: CAMPO DE SUENOS - SML

Abbreviated Description:	CAMPO DE SUENOS LOT 18
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	6,029 SF	Bedrooms:	3	Pool:	
Building Area:	1592 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	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:	09/04/2026	Sales Price:	N/A
Document #:	3786035 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/01/2023	Loan Amount:	N/A
Document #:	3417818 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:

Lot: 18 Subdivision: CAMPO DE SUENOS SUBDIVISION
City/Muni/Twp: MCALLEN

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	N/A
Document #:	3282318 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 18 Subdivision: CAMPO DE SUENOS - SML
Abbreviated Description: CAMPO DE SUENOS LOT 18
City/Muni/Twp: UNINCORPORATED AREA

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Prior Transfer

Recording Date:	11/12/2021	Sales Price:	N/A
Document #:	3282318 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/04/2021		
Document Type:			

Legal Description:
Lot: 18 Subdivision: CAMPO DE SUENOS SUBDIVISION Map Ref: DOC 3185288
City/Muni/Twp: MCALLEN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,111 SF	Median # of Baths	2
Median Living Area	1,568 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	1 years to 24 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**3001 NORTHGATE LN** **MCALLEN, TX 78504-0048**	07/13/2026			2306	/4/3	2016	7,701 SF	
		APN: H2456-00-000-0035-00 Document #: 3769457 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Subdivision: HIBISCUS HILL SUBDIVISION MapRef: DOC 2672239 Abbreviated Description: Lot:35 Subdivision:HIBISCUS HILL SUBDIVISION Map Ref:DOC 2672239City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
2	.1Mi.	**8503 N 33RD LN** **MCALLEN, TX 78504-6635**	06/26/2026			1172	/3/2	2022	6,072 SF	
		APN: C0820-02-000-0072-00 Document #: 3765046 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 72 Subdivision: CAMPO DE SUENOS SUBDIVISION PHASE II MapRef: DOC 3352552 Abbreviated Description: Lot:72 Subdivision:CAMPO DE SUENOS SUBDIVISION PHASE II Map Ref:DOC 3352552City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
3	.27Mi.	**3205 NORTHGATE LN** **MCALLEN, TX 78504-0038**	05/28/2026			1716	/3/2	2018	7,723 SF	Yes
		APN: H2456-00-000-0024-00 Document #: 3755886 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Subdivision: HIBISCUS HILL SUBDIVISION MapRef: FILE 2672239 Abbreviated Description: Lot:24 Subdivision:HIBISCUS HILL SUBDIVISION Map Ref:FILE 2672239City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
4	.27Mi.	**8907 N 36TH LN** **MCALLEN, TX 78504-5583**	03/03/2026			1381	/3/2	2010	6,111 SF	
		APN: O8420-00-000-0008-00 Document #: 3729523 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: OXFORD SQUARE SUBDIVISION MapRef: VOL 47 PG 84 Abbreviated Description: Lot:8 Subdivision:OXFORD SQUARE SUBDIVISION Map Ref:VOL 47 PG 84								
5	.44Mi.	**9212 N 30TH ST** **MCALLEN, TX 78504-6067**	02/06/2026			804	/3/2	2002	5,401 SF	
		APN: S0017-01-000-0062-00 Document #: 3722651 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 62 Subdivision: SADDLE CREEK UNIT 1 MapRef: VOL 38 PG 88 Abbreviated Description: Lot:62 Subdivision:SADDLE CREEK UNIT 1 Map Ref:VOL 38 PG 88City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
6	.32Mi.	**3308 CORNELL AVE** **MCALLEN, TX 78504-6460**	01/23/2026			2000	/3/2	2009	7,200 SF	Yes
		APN: W1050-00-000-0021-00 Document #: 3718415 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: WARE RIDGE SUBDIVISION MapRef: VOL 50 PG 199 Abbreviated Description: Lot:21 Subdivision:WARE RIDGE SUBDIVISION Map Ref:VOL 50 PG 199City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
7	.08Mi.	**8507 N 33RD LN** **MCALLEN, TX 78504-6635**	12/29/2025			1692	/3/2	2022	9,688 SF	
		APN: C0820-02-000-0070-00 Document #: 3711186 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 70 Subdivision: CAMPO DE SUENOS SUBDIVISION PHASE 11 MapRef: FILE 3352552 Abbreviated Description: Lot:70 Subdivision:CAMPO DE SUENOS SUBDIVISION PHASE 11 Map Ref:FILE 3352552City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
8	.24Mi.	**8906 N 36TH LN** **MCALLEN, TX 78504-5203**	11/25/2025			1322	/3/2	2008	8,934 SF	
		APN: O8420-00-000-0005-00 Document #: 3703880 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: OXFORD SQUARE SUBDIVISION MapRef: VOL 47 PG 84 Abbreviated Description: Lot:5 Subdivision:OXFORD SQUARE SUBDIVISION Map Ref:VOL 47 PG 84City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
9	.39Mi.	**9212 N 32ND ST** **MCALLEN, TX 78504-6052**	11/17/2025			1237	/3/2	2002	5,401 SF	
		APN: S0017-01-000-0082-00 Document #: 3701180 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 82 Subdivision: SADDLE CREEK UNIT 1 MapRef: VOL 38 PG 88 Abbreviated Description: Lot:82 Subdivision:SADDLE CREEK UNIT 1 Map Ref:VOL 38 PG 88City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
10	.19Mi.	**8309 N 34TH LN** **MCALLEN, TX 78504-6841**	10/29/2025			1717	/3/3	2025	10,494 SF	
		APN: C0820-03-000-0172-00 Document #: 3696266 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 172 Subdivision: CAMPO DE SUENOS SUBDIVISION PHASE III MapRef: DOC 3526472 Abbreviated Description: Lot:172 Subdivision:CAMPO DE SUENOS SUBDIVISION PHASE III Map Ref:DOC 3526472City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN								
11	.25Mi.	**3509 LOYOLA AVE** **MCALLEN, TX 78504-6196**	10/20/2025			1568	/3/2	2006	5,684 SF	
		APN: N8140-02-004-0002-00 Document #: 3693206 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 2 Block: 4 Subdivision: NORTH WARE ROAD ESTATES SUBDIVISION Phase No: 2 MapRef: VOL 47 PG 12 Abbreviated Description: Lot:2 Block:4 Subdivision:NORTH WARE ROAD ESTATES SUBDIVISION Phase No:2 Map Ref:VOL 47 PG 12City/Muni/Twp:MCALLEN City/Muni/ Twp: MCALLEN

12 .23Mi. **3413 LOYOLA AVE** 10/15/2025 1640 /3/2 2007 5,684 SF
MCALLEN, TX 78504-6192
APN: N8140-02-004-0007-00 Document #: 3691861
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: NORTH WARE ROAD ESTATES SUBDIVISION PHASE II MapRef: VOL 47 PG 12 Abbreviated Description: Lot:7 Block:4 Subdivision:NORTH WARE ROAD ESTATES SUBDIVISION PHASE II Map Ref:VOL 47 PG 12City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN

13 .12Mi. **8407 N 34TH LN** 10/14/2025 1692 /4/3 2025 7,349 SF
MCALLEN, TX 78504-6923
APN: C0820-03-000-0165-00 Document #: 3691330
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 165 Subdivision: CAMPO DE SUENOS SUBDIVISION PHASE III MapRef: DOC 3526472 Abbreviated Description: Lot:165 Subdivision:CAMPO DE SUENOS SUBDIVISION PHASE III Map Ref:DOC 3526472City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN

14 .19Mi. **3413 KINGSBOROUGH AVE** 10/02/2025 1504 /3/2 2011 5,684 SF
MCALLEN, TX 78504-6164
APN: N8140-02-005-0009-00 Document #: 3688266
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: NORTH WARE ROAD ESTATES SUBDIVISION Phase No: 2 MapRef: VOL 47 PG 12 Abbreviated Description: Lot:9 Block:5 Subdivision:NORTH WARE ROAD ESTATES SUBDIVISION Phase No:2 Map Ref:VOL 47 PG 12City/Muni/Twp:MCALLEN City/Muni/ Twp: MCALLEN

15 .35Mi. **9017 N 37TH LN** 10/01/2025 1403 /4/2 2006 5,000 SF
MCALLEN, TX 78504-6241
APN: O8420-00-000-0022-00 Document #: 3687880
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: OXFORD SQUARE SUBDIVISION MapRef: VOL 47 PG 84 Abbreviated Description: Lot:22 Subdivision:OXFORD SQUARE SUBDIVISION Map Ref:VOL 47 PG 84City/Muni/Twp:MCALLEN City/Muni/Twp: MCALLEN

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.	**3324 HARVARD AVE**	**11/12/2021**	$266,438	$266,438	1,592	/3/2	2021	6,029 SF	
.01Mi.	**3320 HARVARD AVE**	**08/06/2021**	$254,700	$254,700	1,781	/3/2	2021	6,029 SF	Yes
.01Mi.	**3328 HARVARD AVE**	**02/01/2022**	$245,327	$245,327	1,735	/3/2	2021	6,029 SF	
.02Mi.	**3400 HARVARD AVE**	**01/05/2022**	$252,583	$252,583	2,025	/3/2	2021	6,029 SF	
.02Mi.	**3316 HARVARD AVE**	**03/18/2022**	$259,556	$259,556	1,614	/3/2	2021	6,029 SF	
.03Mi.	**8512 N 34TH ST**	**09/03/2021**	$294,069	$294,069	1,758	/3/2	2021	6,281 SF	
.03Mi.	**3312 HARVARD AVE**	**05/03/2022**	$277,038	$277,038	2,033	/3/2	2021	6,029 SF	
.03Mi.	**3404 HARVARD AVE**	**06/09/2022**	$322,224	$322,224	2,571	/3/2	2022	6,029 SF	
.03Mi.	**8525 N 33RD LN**	**07/01/2021**	$229,100	$229,100	1,251	/3/2	2021	5,815 SF	
.04Mi.	**8508 N 34TH ST**	**08/19/2021**	$262,500	$262,500	2,179	/3/2	2021	5,249 SF	Yes
.04Mi.	**3308 HARVARD AVE**	**03/11/2026**	$254,333	$254,333	1,521	/3/2	2021	6,029 SF	
.04Mi.	**3408 HARVARD AVE**	**12/08/2021**	$241,160	$241,160	1,445	/3/2	2021	6,029 SF	
.04Mi.	**8513 N 34TH ST**	**11/03/2021**	$288,369	$288,369	1,652	/3/2	2021	6,399 SF	
.04Mi.	**8521 N 33RD LN**	**02/03/2026**	$226,238	$226,238	1,199	/3/2	2022	5,815 SF	
.05Mi.	**8504 N 34TH ST**	**07/21/2022**	$231,915	$231,915	1,715	/3/2	2022	5,097 SF	
.05Mi.	**3304 HARVARD AVE**	**01/25/2022**	$272,612	$272,612	1,682	/3/2	2021	6,029 SF	

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **3324 HARVARD AVE, MCALLEN, TX 78504-6636** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

3/26/2025 - Severe Storms And Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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