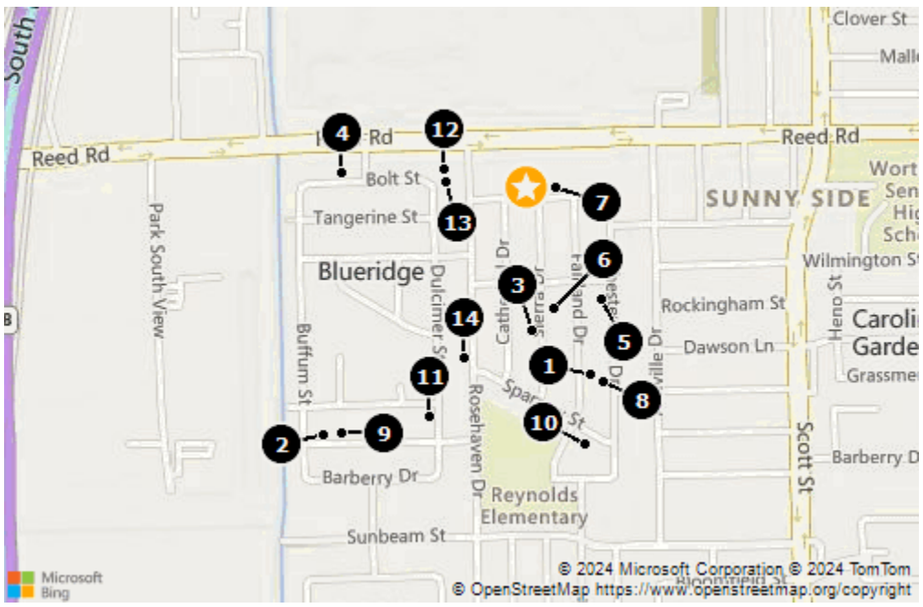
SiteX™ Report

OrderID: 93160414

SiteX Property Information Report



Subject Property Location

3325 TANGERINE ST, HOUSTON, TX 77051-3150

County:	**HARRIS TX**	Census Tract:	482013313.001000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0822580000007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	16
Value Range:	$149,520 - $206,480	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$56,000	Market Land Value:	$56,000	Tax Year:	2023
Assd Improvement:	$121,775	Market Improvment Value:	$121,775	Total Taxable Value:	$3,583
Total Assessed Value:	$177,775	Total Assessor Market Value:	$177,775	Delinquent Year:	2023
				Tax Account ID:	082-258-000-0007
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 1 Section: 1 District: 061 Subdivision: BLUERIDGE Map Ref: MAP 5353D

Abbreviated Description:	LT 7 BLK 1 BLUERIDGE SEC 1
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	5,702 SF	Bedrooms:	4	Pool:	
Building Area:	1102 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/13/2023	Loan Amount:	N/A
Document #:	2023-468297 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE

Mortgage Record

Recording Date:	08/29/2022	Loan Amount:	N/A
Document #:	2022-437114 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2062	Type Finance:	

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE

Prior Transfer

Recording Date:	01/28/2020	Sales Price:	$107,210
Document #:	2020-039412 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/24/2019	Sales Price:	$91,000
Document #:	2019-165098 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	03/22/2019	Loan Amount:	N/A
Document #:	2019-114317 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE

Prior Transfer

Recording Date:	03/22/2019	Sales Price:	N/A
Document #:	2019-114315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/21/2019		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE Map Ref: VOL 45 PG 21

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	$91,000
Document #:	2018-457814 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2018	Sales Price:	N/A
Document #:	2018-437027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/17/2018		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE ADDITION Map Ref: VOL 45 PG 21

Prior Transfer

Recording Date:	08/22/2018	Sales Price:	N/A
Document #:	2018-385722 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/22/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 7 Block: 1 Section: 1 Subdivision: BLUERIDGE ADDITION Map Ref: VOL 45 PG 21

Prior Transfer

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

Legal Description:
Lot: 7 Block: 1 Section: 1 District: 061 Subdivision: BLUERIDGE Map Ref: MAP 5353D
Abbreviated Description: LT 7 BLK 1 BLUERIDGE SEC 1
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,602 SF	Median # of Baths	1
Median Living Area	1,246 SF	Median Year Built	1955
Price Range - 2 Yrs		Age Range	2 years to 74 years
Median Value		Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**9505 FAIRLAND DR** **HOUSTON, TX 77051-3118**	11/26/2024			1512	5/3/1	1955	5,502 SF	
		APN: 0822680000012 Document #: 2024-441583 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 11 Section: 1 Subdivision: BLUE RIDGE MapRef: VOL 45 PG 21 Abbreviated Description: Lot:12 Block:11 Section:1 Subdivision:BLUE RIDGE Map Ref:VOL 45 PG 21								
2	.45Mi.	**3005 SPARROW ST** **HOUSTON, TX 77051-3517**	11/19/2024			1192	6/3/2	1965	7,153 SF	
		APN: 0810130000027 Document #: 2024-430918 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 13 Subdivision: REEDWOODS MapRef: VOL 42 PG 71 Abbreviated Description: Lot:27 Block:13 Subdivision:REEDWOODS Map Ref:VOL 42 PG 71								
3	.2Mi.	**9422 SIERRA DR** **HOUSTON, TX 77051-3143**	11/15/2024			838	5/3/1	1955	5,502 SF	
		APN: 0822660000018 Document #: 2024-427961 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 9 Section: 1 Subdivision: BLUERIDGE MapRef: VOL 45 PG 21 Abbreviated Description: Lot:18 Block:9 Section:1 Subdivision:BLUERIDGE Map Ref:VOL 45 PG 21								
4	.26Mi.	**3021 BOLT ST** **HOUSTON, TX 77051-3001**	11/11/2024			1300	6/3/2	2005	7,039 SF	
		APN: 0810010000010 Document #: 2024-418775 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: REEDWOODS MapRef: VOL 42 PG 71 Abbreviated Description: Lot:10 Block:1 Subdivision:REEDWOODS Map Ref:VOL 42 PG 71								
5	.19Mi.	**9406 CHESTERFIELD DR** **HOUSTON, TX 77051-3113**	11/01/2024			1080	5/3/1	1955	5,502 SF	
		APN: 0822680000020 Document #: 2024-407046								

Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 11 Subdivision: BLUERIDGE MapRef: VOL 45 PG 21 Abbreviated Description: Lot:20 Block:11 Subdivision:BLUERIDGE Map Ref:VOL 45 PG 21

6	.17Mi.	**9409 SIERRA DR** **HOUSTON, TX 77051-3142**	10/21/2024	836	5/2/1	1954	5,502 SF

APN: 0822670000003 Document #: 2024-388757
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 10 Subdivision: BLUERIDGE SECTION 1 MapRef: VOL 45 PG 21 Abbreviated Description: Lot:3 Block:10 Subdivision:BLUERIDGE SECTION 1 Map Ref:VOL 45 PG 21

7	.04Mi.	**3405 TANGERINE ST** **HOUSTON, TX 77051-3152**	10/10/2024	1105	5/3/1	1950	5,702 SF

APN: 0822580000011 Document #: 2024-376333
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Section: 1 Subdivision: BLUERIDGE MapRef: VOL 45 PG 21 Abbreviated Description: Lot:11 Block:1 Section:1 Subdivision:BLUERIDGE Map Ref:VOL 45 PG 21

8	.29Mi.	**9510 CHESTERFIELD DR** **HOUSTON, TX 77051-3105**	08/27/2024	1126	5/3/1	1955	5,502 SF

APN: 0822680000031 Document #: 2024-313684
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 11 Section: 1 Subdivision: BLUE RIDGE ADDITION MapRef: VOL 45 PG 21 Abbreviated Description: Lot:31 Block:11 Section:1 Subdivision:BLUE RIDGE ADDITION Map Ref:VOL 45 PG 21

9	.43Mi.	**3013 SPARROW ST** **HOUSTON, TX 77051-3517**	08/22/2024	1701	6/3/2	1970	7,153 SF

APN: 0810130000025 Document #: 2024-307542
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 13 Subdivision: REEDWOODS MapRef: VOL 42 PG 71 Abbreviated Description: Lot:25 Block:13 Subdivision:REEDWOODS Map Ref:VOL 42 PG 71

10	.37Mi.	**3426 SPARROW ST** **HOUSTON, TX 77051-3148**	08/08/2024	1352	5/3/1	1955	5,502 SF

APN: 0822710000002 Document #: 2024-288409
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 14 Subdivision: BLUERIDGE SECTION ONE Abbreviated Description: Lot:1 Block:14 Subdivision:BLUERIDGE SECTION ONE City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

11	.35Mi.	**9702 DULCIMER ST** **HOUSTON, TX 77051-3512**	07/17/2024	1768	6/3/2	1960	9,143 SF

APN: 0810130000014 Document #: 2024-257994
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 13 Subdivision: REEDWOODS MapRef: VOL 42 PG 71&72 Abbreviated Description: Lot:14 Block:13 Subdivision:REEDWOODS Map Ref:VOL 42 PG 71&72

12	.12Mi.	**3131 BOLT ST** **HOUSTON, TX 77051-3003**	06/10/2024	1668	6/3/2	2022	7,327 SF

APN: 1417340010003 Document #: 2024-210187
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: CALIDAD CROSSING MapRef: MF 692708 Abbreviated Description: Lot:3 Block:1 Subdivision:CALIDAD CROSSING Map Ref:MF 692708

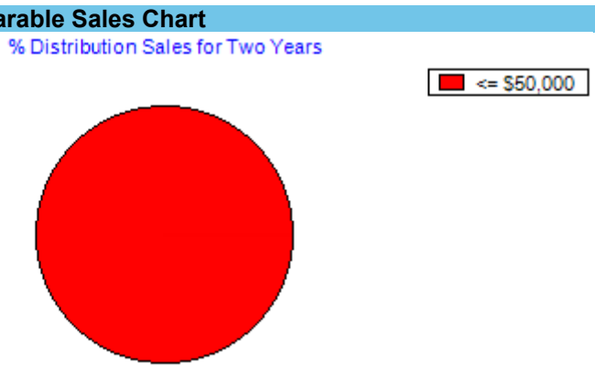
13	.11Mi.	**9203 DULCIMER ST** **HOUSTON, TX 77051-3019**	06/10/2024	1871	6/3/2	2022	4,238 SF

APN: 1417340010005 Document #: 2024-210193
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: CALIDAD CROSSING MapRef: MF 692708 Abbreviated Description: Lot:5 Block:1 Subdivision:CALIDAD CROSSING Map Ref:MF 692708

14	.25Mi.	**9434 ROSEHAVEN DR** **HOUSTON, TX 77051-3129**	05/16/2024	1143	5/3/1	1952	5,894 SF

APN: 0822640000012 Document #: 2024-178137
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 7 Section: 1 Subdivision: BLUERIDGE ADDITION MapRef: VOL 45 PG 21 Abbreviated Description: Lot:12 Block:7 Section:1 Subdivision:BLUERIDGE ADDITION Map Ref:VOL 45 PG 21

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: 93160414

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.	**3325 TANGERINE ST**		$177,775	$177,775	1,102	7/4/2	1950	5,702 SF	
.01Mi.	**3321 TANGERINE ST**		$130,856	$130,856	1,172	5/3/1	1950	5,702 SF	
.01Mi.	**3329 TANGERINE ST**		$132,732	$132,732	1,002	6/3/1	1950	5,702 SF	
.02Mi.	**3317 TANGERINE ST**		$178,754	$178,754	1,121	5/2/1	1950	15,703 SF	
.02Mi.	**3333 TANGERINE ST**		$121,413	$121,413	1,210	6/3/1	1948	5,401 SF	
.03Mi.	**9302 SIERRA DR**		$101,626	$101,626	838	6/3/1	1950	6,504 SF	
.03Mi.	**9301 CATHEDRAL DR**		$174,059	$174,059	836	6/3/1	1950	6,504 SF	
.03Mi.	**3313 TANGERINE ST**		$136,421	$136,421	1,138	5/3/1	1950	5,702 SF	
.03Mi.	**3401 TANGERINE ST**		$121,759	$121,759	818	5/3/1	1950	5,702 SF	
.04Mi.	**9306 SIERRA DR**		$128,044	$128,044	1,124	6/3/1	1950	5,502 SF	
.04Mi.	**9305 CATHEDRAL DR**		$134,937	$134,937	1,128	6/3/1	1950	5,502 SF	
.04Mi.	**3309 TANGERINE ST**		$226,333	$226,333	1,214	5/2/1	1950	5,702 SF	
.04Mi.	**3405 TANGERINE ST**		$119,126	$119,126	1,105	5/3/1	1950	5,702 SF	
.04Mi.	**9301 SIERRA DR**		$191,007	$191,007	1,540	7/4/2	1950	6,504 SF	
.05Mi.	**9310 SIERRA DR**		$139,432	$139,432	836	6/3/1	1950	5,502 SF	
.05Mi.	**9309 CATHEDRAL DR**		$145,561	$145,561	1,292	7/3/1	1950	5,502 SF	

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	37.6 years old	Households:	6,622
Median Household Income:	$36,764	Households w/Family:	65%
Household Income Per Capita:	$18,616	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Houston Independent School District	Students:	196,943
Number of Schools:	276	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**Worthing High School** Number of Students: 830 Student-Teacher Ratio: 13.88	D	Public	9 - 12
0.37Mi.	**Reynolds Elementary School** Number of Students: 354 Student-Teacher Ratio: 12.64	C-	Public	EE - 5
1.06Mi.	**Attucks Middle School** Number of Students: 461 Student-Teacher Ratio: 12.72	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	149%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	171%	NOTABLY HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	144%	NOTABLY HIGHER
OVERALL	158%	NOTABLY HIGHER

Disaster Alerts

4/26/2024 - Severe Tornados, Flooding 7/5/2024 - urricane Beryl

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