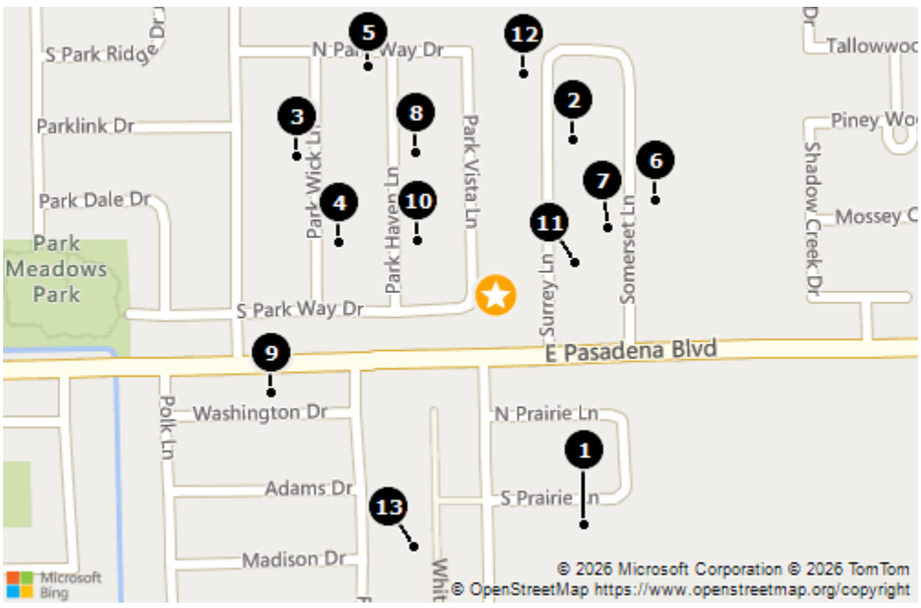
ICE SiteX Report

OrderID: 98289675

SiteX Property Information Report



Subject Property Location

3506 PARK VISTA LN, DEER PARK, TX 77536-5422

County:	**HARRIS TX**	Census Tract:	482013428.012018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1088080000015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$251,160 - $300,840	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002 041 042 043
Assd Land Value:	$71,733	Market Land Value:	$71,733	Tax Year:	2024
Assd Improvement:	$235,842	Market Improvment Value:	$235,842	Total Taxable Value:	$5,613
Total Assessed Value:	$307,575	Total Assessor Market Value:	$307,575	Delinquent Year:	
				Tax Account ID:	108-808-000-0015
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 1 Section: 1 District: 054 Subdivision: PARK MEADOWS Map Ref: MAP 6054A
Abbreviated Description: LT 15 BLK 1 PARK MEADOWS SEC 1
City/Muni/Twp: CITY OF DEER PARK

Property Characteristics

Lot Size:	9,222 SF	Bedrooms:	3	Pool:	
Building Area:	1748 SF	Baths:	2	Fireplace:	Yes
Year Built:	1976	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2026	Sales Price:	$225,834
Document #:	2026-334245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	2025-149065 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION 1
City/Muni/Twp: DEER PARK

Mortgage Record

Recording Date:	11/27/2024	Loan Amount:	N/A
Document #:	2024-444070 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION 1
City/Muni/Twp: DEER PARK

ICE SiteX Report

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Mortgage Record

Recording Date:	02/14/2024	Loan Amount:	N/A
Document #:	2024-50658 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION 1

Mortgage Record

Recording Date:	07/27/2023	Loan Amount:	N/A
Document #:	2023-281903 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION 1
City/Muni/Twp: DEER PARK

Prior Transfer

Recording Date:	02/02/2021	Sales Price:	$86,000
Document #:	2021-056915 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/08/2021	Sales Price:	$21,500
Document #:	2021-011576 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2020	Sales Price:	N/A
Document #:	2020-633518 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/22/2020		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION 1 Map Ref: VOL 228 PG 139

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$86,000
Document #:	2020-278803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/02/2017	Loan Amount:	N/A
Document #:	20170189447 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Block: 1 Section: 1 Subdivision: PARK MEADOWS

Mortgage Record

Recording Date:	02/27/2006	Loan Amount:	N/A
Document #:	Z115889 BK-PG 01831-2867	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2021	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE

Prior Transfer

Recording Date:	02/27/2006	Sales Price:	N/A
Document #:	Z115887 BK-PG 01831-2843	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/02/2006		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE Map Ref: MB228 PG139

Prior Transfer

Recording Date:	09/14/2005	Sales Price:	$108,216
Document #:	Y765157 BK-PG 01145-2451	Type of Sale:	Full Amount on Deed
Contract Date:	09/06/2005		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE Map Ref: MB228 PG139

Mortgage Record

Recording Date:	01/23/2003	Loan Amount:	N/A
Document #:	W378084 BK-PG 56210-2524	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/01/2033	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE

Mortgage Record

Recording Date:	08/15/2001	Loan Amount:	N/A
Document #:	V242017 BK-PG 54310-1724	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/01/2031	Type Finance:	FIX

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE

Prior Transfer

Recording Date:	04/07/1995	Sales Price:	N/A

ICE SiteX Report

OrderID: 98289675

Document #:	R345028 BK-PG 50340-1175	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/1995		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: PARK MEADOWS SECTION ONE Map Ref: MB228 PG139

Prior Transfer

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

Legal Description:
Lot: 15 Block: 1 Section: 1 District: 054 Subdivision: PARK MEADOWS Map Ref: MAP 6054A
Abbreviated Description: LT 15 BLK 1 PARK MEADOWS SEC 1
City/Muni/Twp: CITY OF DEER PARK

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,802 SF	Median # of Baths	2
Median Living Area	2,249 SF	Median Year Built	1996
Price Range - 2 Yrs		Age Range	6 years to 50 years
Median Value		Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**1814 S PRAIRIE LN** **DEER PARK, TX 77536-1608**	06/12/2026			2489	6/3/2	2020	11,700 SF	
		APN: 1370860010013 Document #: 2026-232868 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Section: 1 Subdivision: ESTATES AT EAST MEADOW MapRef: MF 675862 Abbreviated Description: Lot:13 Block:1 Section:1 Subdivision:ESTATES AT EAST MEADOW Map Ref:MF 675862								
2	.12Mi.	**3318 SURREY LN** **DEER PARK, TX 77536-5290**	03/18/2026			2534	9/4/2	1996	7,802 SF	
		APN: 1183480030010 Document #: 2026-102813 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: PARKSIDE PLACE MapRef: MF 365110 Abbreviated Description: Lot:10 Block:3 Subdivision:PARKSIDE PLACE Map Ref:MF 365110								
3	.17Mi.	**3309 PARK WICK LN** **DEER PARK, TX 77536-5264**	02/20/2026			1783	6/3/2	1977	7,797 SF	
		APN: 1088090000020 Document #: 2026-63953 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: PARK MEADOWS SECTION 1 MapRef: VOL 228 PG 139 Abbreviated Description: Lot:20 Block:2 Subdivision:PARK MEADOWS SECTION 1 Map Ref:VOL 228 PG 139								
4	.12Mi.	**3414 PARK WICK LN** **DEER PARK, TX 77536-5267**	01/05/2026			1830	6/3/2	1977	7,797 SF	
		APN: 1088100000004 Document #: 2026-3351 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: PARK MEADOWS SECTION ONE MapRef: VOL 228 PG 139 Abbreviated Description: Lot:4 Block:3 Subdivision:PARK MEADOWS SECTION ONE Map Ref:VOL 228 PG 139								
5	.19Mi.	**3205 PARK HAVEN LN** **DEER PARK, TX 77536-5407**	11/04/2025			1782	6/3/2	1976	8,398 SF	
		APN: 1088100000015 Document #: 2025-436611 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Section: 1 Subdivision: PARK MEADOWS MapRef: VOL 228 PG 139 Abbreviated Description: Lot:15 Block:3 Section:1 Subdivision:PARK MEADOWS Map Ref:VOL 228 PG 139								
6	.13Mi.	**3410 SOMERSET LN** **DEER PARK, TX 77536-5259**	10/28/2025			2249	9/4/2	1996	8,276 SF	
		APN: 1183480010032 Document #: 2025-426700 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 1 Subdivision: PARKSIDE PLACE SUBDIVISION MapRef: MF 365110 Abbreviated Description: Lot:32 Block:1 Subdivision:PARKSIDE PLACE SUBDIVISION Map Ref:MF 365110								
7	.09Mi.	**3413 SOMERSET LN** **DEER PARK, TX 77536-5285**	08/18/2025			3024	10/5/3	1997	7,802 SF	
		APN: 1183480020008 Document #: 2025-324320 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: PARKSIDE PLACE MapRef: MF 365110 Abbreviated Description: Lot:8 Block:2 Subdivision:PARKSIDE PLACE Map Ref:MF 365110								
8	.12Mi.	**3310 PARK HAVEN LN** **DEER PARK, TX 77536-5410**	08/11/2025			1765	6/3/2	1977	7,797 SF	
		APN: 1088110000009 Document #: 2025-314883 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Section: 1 Subdivision: PARK MEADOWS MapRef: VOL 228 PG 139 Abbreviated Description: Lot:9 Block:4 Section:1 Subdivision:PARK MEADOWS Map Ref:VOL 228 PG 139								
9	.17Mi.	**1601 WASHINGTON DR** **DEER PARK, TX 77536-6453**	07/02/2025			1908	7/3/2	1979	7,797 SF	
		APN: 1124910000005 Document #: 2025-254404 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: PARK MEADOWS SEC 3 MapRef: VOL 261 PG 137 Abbreviated Description: Lot:5 Block:2 Subdivision:PARK MEADOWS SEC 3 Map Ref:VOL 261 PG 137								
10	.07Mi.	**3414 PARK HAVEN LN** **DEER PARK, TX 77536-5412**	05/28/2025			1654	6/3/2	1977	7,797 SF	
		APN: 1088110000004 Document #: 2025-202355 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 4 Block: 4 Section: 1 Subdivision: PARK MEADOWS MapRef: VOL 228 PG 139 Abbreviated Description: Lot:4 Block:4 Section:1 Subdivision:PARK MEADOWS Map Ref:VOL 228 PG 139

11	.06Mi.	**3502 SURREY LN** **DEER PARK, TX 77536-5294**	04/30/2025	2422	10/4/2	1997	7,802 SF	Yes

APN: 1183480020005 Document #: 2025-159464
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: PARKSIDE PLACE MapRef: MF 365110 Abbreviated Description: Lot:5 Block:2 Subdivision:PARKSIDE PLACE Map Ref:MF 365110

12	.16Mi.	**3301 SURREY LN** **DEER PARK, TX 77536-5291**	04/24/2025	2362	8/4/2	1997	7,802 SF	

APN: 1183480010016 Document #: 2025-150937
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: PARKSIDE PLACE MapRef: MF 366110 Abbreviated Description: Lot:16 Block:1 Subdivision:PARKSIDE PLACE Map Ref:MF 366110

13	.19Mi.	**3702 WHITE WING LN** **DEER PARK, TX 77536-2530**	04/24/2025	3664	9/4/2	2017	8,808 SF	Yes

APN: 1384850010019 Document #: 2025-152265
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: EAST MEADOW PLACE MapRef: MF 680387 Abbreviated Description: Lot:19 Block:1 Subdivision:EAST MEADOW PLACE Map Ref:MF 680387

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.	**3506 PARK VISTA LN**		$307,575	$307,575	1,748	6/3/2	1976	9,222 SF	
.01Mi.	**3502 PARK VISTA LN**		$259,662	$259,662	1,693	6/3/2	1977	7,854 SF	
.02Mi.	**1722 S PARK WAY DR**		$291,703	$291,703	1,710	6/3/2	1978	16,997 SF	
.02Mi.	**3509 SURREY LN**		$322,786	$322,786	2,110	7/4/2	1998	7,802 SF	Yes
.02Mi.	**3505 SURREY LN**		$302,239	$302,239	2,038	5/3/2	1999	7,802 SF	
.03Mi.	**3418 PARK VISTA LN**		$250,523	$250,523	1,648	6/3/2	1976	7,854 SF	
.03Mi.	**3513 SURREY LN**		$366,700	$366,700	2,760	9/4/2	1995	7,802 SF	Yes
.03Mi.	**3501 SURREY LN**		$330,820	$330,820	2,120	8/4/2	2002	7,802 SF	
.03Mi.	**1718 S PARK WAY DR**		$269,740	$269,740	1,998	5/3/2	1978	12,593 SF	
.03Mi.	**3505 PARK VISTA LN**		$258,406	$258,406	1,710	6/3/2	1977	8,398 SF	
.04Mi.	**3501 PARK VISTA LN**		$305,000	$305,000	1,600	6/3/2	1977	7,797 SF	
.04Mi.	**3517 SURREY LN**		$343,185	$343,185	2,556	8/4/2	1997	9,108 SF	
.04Mi.	**3414 PARK VISTA LN**		$325,967	$325,967	1,720	7/3/2	1977	7,854 SF	
.04Mi.	**3417 SURREY LN**		$341,663	$341,663	2,915	7/4/2	1998	7,802 SF	
.04Mi.	**1714 S PARK WAY DR**		$244,777	$244,777	1,484	6/3/2	1978	7,854 SF	
.04Mi.	**3417 PARK VISTA LN**		$261,241	$261,241	1,611	6/3/2	1977	7,797 SF	Yes

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.5 years old	Households:	11,488
Median Household Income:	$95,016	Households w/Family:	78%
Household Income Per Capita:	$38,868	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Deer Park Independent School District	Students:	12,165
Number of Schools:	15	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.73Mi.	**Deer Park Junior High School** Number of Students: 877 Student-Teacher Ratio: 15.22	A-	Public	6 - 8
0.68Mi.	**Deer Park Elementary School** Number of Students: 661 Student-Teacher Ratio: 15.09	A-	Public	KG - 5
3.81Mi.	**Deer Park Early Childhood Center** Number of Students: 250 Student-Teacher Ratio: 10.51	NA	Public	PK - PK
1.53Mi.	**Deer Park High School South Campus** Number of Students: 4,057 Student-Teacher Ratio: 14.92	B-	Public	10 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	74%	NOTABLY LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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