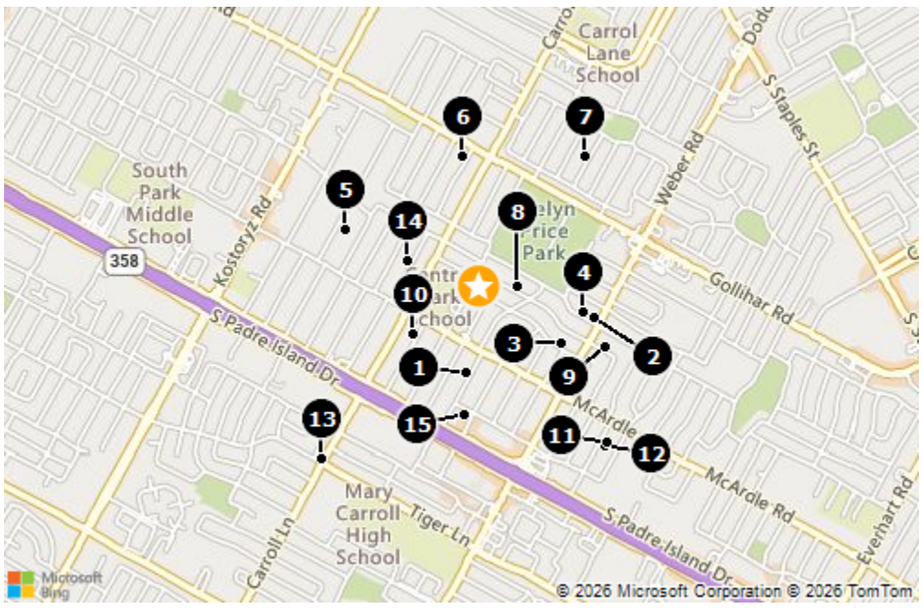
ICE SiteX Report

OrderID: 98722768

SiteX Property Information Report



Subject Property Location

3702 LINCOLN ST, CORPUS CHRISTI, TX 78415-2622

County:	**NUECES TX**	Census Tract:	483550023.013007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1494-0016-0230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	14	Common Confidence Score:	55
Value Range:	$157,380 - $208,620	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C03 GNU HOSP JRC
Assd Land Value:	$16,598	Market Land Value:	$16,598	Tax Year:	2025
Assd Improvement:	$155,021	Market Improvment Value:	$155,021	Total Taxable Value:	$3,798
Total Assessed Value:	$171,619	Total Assessor Market Value:	$171,619	Delinquent Year:	
				Tax Account ID:	R211943
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 16 Subdivision: CENTRAL PARK #3
Abbreviated Description: CENTRAL PARK #3 LT 23 BLK 16

Property Characteristics

Lot Size:	6,621 SF	Bedrooms:		Pool:	
Building Area:	1433 SF	Baths:		Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/08/2026	Sales Price:	$189,000
Document #:	2026031656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2026	Sales Price:	$181,440
Document #:	2026006913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/26/2026		
Document Type:			

Legal Description:
Lot: 23 Block: 16 Subdivision: CENTRAL PARK UNIT 3 Map Ref: VOL 15 PG 36

Prior Transfer

Recording Date:	05/29/2008	Sales Price:	N/A
Document #:	2008024421SWDV BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: 16 Subdivision: CENTRAL PARK #3
Abbreviated Description: CENTRAL PARK #3 LT 23 BLK 16

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Prior Transfer

Recording Date:	01/16/2008	Sales Price:	N/A
Document #:	2008002196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/08/2006		
Document Type:			

Legal Description:
Lot: 23 Block: 16 Subdivision: CENTRAL PARK UNIT 3 Map Ref: MB15 PG36
City/Muni/Twp: CORPUS CHRISTI

Prior Transfer

Recording Date:	09/11/2006	Sales Price:	$64,967
Document #:	2006046923 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/05/2006		
Document Type:			

Legal Description:
Lot: 23 Block: 16 Subdivision: CENTRAL PARK UNIT 3 Map Ref: MB15 PG36
City/Muni/Twp: CORPUS CHRISTI

Prior Transfer

Recording Date:	05/08/2006	Sales Price:	$62,366
Document #:	2006023446 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2006		
Document Type:			

Legal Description:
Lot: 23 Block: 16 Subdivision: CENTRAL PARK UNIT 3 Map Ref: MB15 PG36
City/Muni/Twp: CORPUS CHRISTI

Area Sales Analysis

Total Area Sales	$302,600	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	
Median Living Area	1,138 SF	Median Year Built	1954
Price Range - 2 Yrs	to $217,600	Age Range	59 years to 75 years
Median Value		Median Age	72 years

Comparable Sales Data

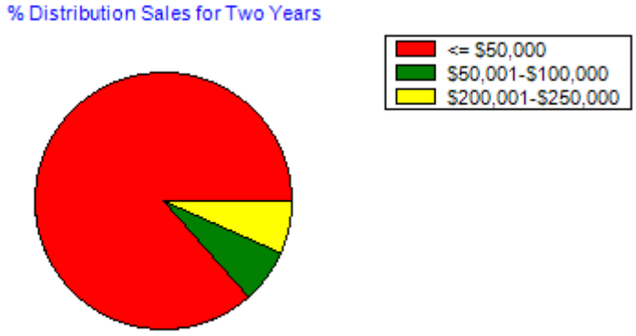
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**4925 MONITOR ST** **CORPUS CHRISTI, TX 78415-2626**	09/10/2026			946	//	1952	7,667 SF	
		APN: 8187-0004-0290 Document #: 2026031980 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 4 Subdivision: SOUTH PARK SUBDIVISION MapRef: VOL 13 PG 55 Abbreviated Description: Lot:29 Block:4 Subdivision:SOUTH PARK SUBDIVISION Map Ref:VOL 13 PG 55City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
2	.34Mi.	**3934 LAMONT ST** **CORPUS CHRISTI, TX 78415-2529**	09/08/2026			1456	//	1955	7,405 SF	
		APN: 1495-0026-0070 Document #: 2026031643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 26 Subdivision: CENTRAL PARK UNIT 4 MapRef: VOL 16 PG 14 Abbreviated Description: Lot:7 Block:26 Subdivision:CENTRAL PARK UNIT 4 Map Ref:VOL 16 PG 14City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
3	.29Mi.	**3910 LINCOLN ST** **CORPUS CHRISTI, TX 78415-2512**	08/10/2026			1250	//	1954	6,882 SF	
		APN: 1495-0024-0240 Document #: 2026027908 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 24 Subdivision: CENTRAL PARK UNIT 4 MapRef: VOL 16 PG 14 Abbreviated Description: Lot:24 Block:24 Subdivision:CENTRAL PARK UNIT 4 Map Ref:VOL 16 PG 14								
4	.31Mi.	**3922 LAMONT ST** **CORPUS CHRISTI, TX 78415-2529**	07/23/2026			1032	//	1955	7,405 SF	
		APN: 1495-0026-0040 Document #: 2026025804 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 26 Subdivision: CENTRAL PARK UNIT 4 MapRef: VOL 16 PG 14 Abbreviated Description: Lot:4 Block:26 Subdivision:CENTRAL PARK UNIT 4 Map Ref:VOL 16 PG 14City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
5	.41Mi.	**4734 COSNER DR** **CORPUS CHRISTI, TX 78415-2810**	06/22/2026			1780	//	1955	10,019 SF	
		APN: 4695-0006-0050 Document #: 2026021651 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5-A Block: 6 Subdivision: MAHAN ACRES Abbreviated Description: Lot:5-A Block:6 Subdivision:MAHAN ACRES City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
6	.37Mi.	**4509 MOKRY DR** **CORPUS CHRISTI, TX 78415-2743**	06/11/2026			1350	//	1954	7,231 SF	
		APN: 1492-0002-0030 Document #: 2026020455 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: CENTRAL PARK UNIT 1 MapRef: VOL 14 PG 44 Abbreviated Description: Lot:3 Block:2 Subdivision:CENTRAL PARK UNIT 1 Map Ref:VOL 14 PG 44City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
7	.48Mi.	**4401 MISTLETOE DR** **CORPUS CHRISTI, TX 78411-3638**	05/11/2026			716	//	1951	6,011 SF	
		APN: 9563-0007-0250 Document #: 2026016332 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 7 Subdivision: WESTWOOD VILLAGE MapRef: VOL 12 PG 14 Abbreviated Description: Lot:25 Block:7 Subdivision:WESTWOOD VILLAGE Map Ref:VOL 12 PG 14City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
8	.11Mi.	**3738 MARION ST** **CORPUS CHRISTI, TX 78415-2650**	02/24/2026			969	//	1954	6,752 SF	
		APN: 1494-0015-0200 Document #: 2026006551 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 15 Subdivision: CENTRAL PARK UNIT 3 MapRef: VOL 15 PG 36 Abbreviated Description: Lot:20 Block:15 Subdivision:CENTRAL PARK UNIT 3 Map Ref:VOL 15 PG 36City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								

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9	.4Mi.	**4010 MARION CIR** **CORPUS CHRISTI, TX 78411-3411**	02/23/2026	$217,600	$152	1428	//	1955	8,843 SF
		APN: 4465-0002-0410 Document #: 2026006326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Block: 2 Subdivision: LINCOLN TERRACE MapRef: VOL 15 PG 24 Abbreviated Description: Lot:41 Block:2 Subdivision:LINCOLN TERRACE Map Ref:VOL 15 PG 24City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI							
10	.23Mi.	**4917 ANTHONY ST** **CORPUS CHRISTI, TX 78415-2602**	01/27/2026	$85,000	$82	1036	//	1953	7,667 SF
		APN: 8187-0001-0270 Document #: 2026002981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Subdivision: SOUTH PARK SUBDIVISION MapRef: VOL 13 PG 55 Abbreviated Description: Lot:27 Block:1 Subdivision:SOUTH PARK SUBDIVISION Map Ref:VOL 13 PG 55City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI							
11	.58Mi.	**4918 JEAN ST** **CORPUS CHRISTI, TX 78411-4041**	01/16/2026			1126	//	1954	6,534 SF
		APN: 5615-0004-0100 Document #: 2026001874 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: NANJEAN PARK Abbreviated Description: Lot:10 Block:4 Subdivision:NANJEAN PARK							
12	.59Mi.	**4922 JEAN ST** **CORPUS CHRISTI, TX 78411-4041**	10/28/2025			1138	//	1954	6,534 SF
		APN: 5615-0004-0090 Document #: 2025038798 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: NANJEAN PARK MapRef: VOL 16 PG 33 Abbreviated Description: Lot:9 Block:4 Subdivision:NANJEAN PARK Map Ref:VOL 16 PG 33City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI							
13	.67Mi.	**5226 HONEYSUCKLE LN** **CORPUS CHRISTI, TX 78415-3012**	10/24/2025			1855	//	1967	8,233 SF
		APN: 4660-0001-0010 Document #: 2025038299 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: LYNNWOOD PLACE UNIT 1 MapRef: VOL 28 PG 27 Abbreviated Description: Lot:1 Block:1 Subdivision:LYNNWOOD PLACE UNIT 1 Map Ref:VOL 28 PG 27City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI							
14	.22Mi.	**4749 MOKRY DR** **CORPUS CHRISTI, TX 78415-2721**	10/20/2025			1210	//	1954	7,187 SF
		APN: 1493-0010-0290 Document #: 2025037571 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 10 Subdivision: CENTRAL PARK UNIT 2 MapRef: VOL 16 PG 23 Abbreviated Description: Lot:29 Block:10 Subdivision:CENTRAL PARK UNIT 2 Map Ref:VOL 16 PG 23City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI							
15	.37Mi.	**3813 DELPHINE ST** **CORPUS CHRISTI, TX 78415-2502**	10/07/2025			816	//	1953	8,320 SF
		APN: 8187-0009-0070 Document #: 2025036082 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 9 Subdivision: SOUTH PARK SUBDIVISION MapRef: VOL 13 PG 55 Abbreviated Description: Lot:7 Block:9 Subdivision:SOUTH PARK SUBDIVISION Map Ref:VOL 13 PG 55							

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.	**3702 LINCOLN ST**	**05/29/2008**	$171,619	$171,619	1,433		1954	6,621 SF	
.01Mi.	**3706 LINCOLN ST**	**07/14/2009**	$209,491	$209,491	1,775		1954	6,621 SF	
.02Mi.	**3701 MARION ST**		$149,153	$149,153	1,133		1954	6,882 SF	
.02Mi.	**3637 MARION ST**	**07/24/2015**	$158,264	$158,264	1,246		1954	7,362 SF	
.02Mi.	**3710 LINCOLN ST**	**01/21/2021**	$274,915	$274,915	2,797		1954	6,621 SF	
.02Mi.	**3705 MARION ST**	**04/13/2022**	$178,873	$178,873	936		1954	6,882 SF	
.03Mi.	**4802 KASPER ST**	**03/07/2025**	$259,831	$259,831	1,996		1954	6,752 SF	
.03Mi.	**3709 MARION ST**	**04/28/1997**	$134,814	$134,814	920		1954	6,882 SF	
.03Mi.	**3714 LINCOLN ST**	**07/05/2024**	$70,000	$70,000	1,008		1954	6,621 SF	
.03Mi.	**3633 MARION ST**	**03/02/2005**	$120,013	$120,013	929		1954	6,621 SF	
.04Mi.	**4801 CONCORD ST**	**05/31/2024**	$173,118	$173,118	1,085		1954	6,708 SF	
.04Mi.	**3638 MARION ST**	**09/02/1995**	$157,390	$157,390	1,008		1954	8,538 SF	
.04Mi.	**4806 KASPER ST**	**05/15/2017**	$207,880	$207,880	2,006		1954	6,752 SF	
.04Mi.	**3713 MARION ST**	**01/21/2005**	$128,392	$128,392	952		1954	6,882 SF	
.04Mi.	**3718 LINCOLN ST**	**07/30/2021**	$290,831	$290,831	1,693		1954	6,621 SF	
.05Mi.	**4805 CONCORD ST**	**06/04/2002**	$152,058	$152,058	1,084		1954	6,708 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.7 years old	Households:	13,713
Median Household Income:	$50,221	Households w/Family:	76%
Household Income Per Capita:	$23,129	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Corpus Christi Independent School District	Students:	33,103
Number of Schools:	54	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.68Mi.	**Early Childhood Development Center** Number of Students: 150 Student-Teacher Ratio: 16.89	A+	Public	PK - PK
3.87Mi.	**Harold T Branch Academy for Career & Technical Education** Number of Students: 248 Student-Teacher Ratio: 18.83	A	Public	9 - 12
1.96Mi.	**Windsor Park G/T** Number of Students: 602 Student-Teacher Ratio: 16.27	A+	Public	1 - 5
1.13Mi.	**Carl O. Hamlin Middle School** Number of Students: 364 Student-Teacher Ratio: 11.86	D+	Public	6 - 8
2.88Mi.	**Wynn Seale Metropolitan School of Design** Number of Students: 682 Student-Teacher Ratio: 15.94	B+	Public	PK - 6
1.63Mi.	**W.B. Ray High School** Number of Students: 1,578 Student-Teacher Ratio: 16.23	C-	Public	9 - 12
5.45Mi.	**Dorothy Adkins Middle School** Number of Students: 518 Student-Teacher Ratio: 18.41	B-	Public	6 - 8
0.12Mi.	**Gloria Hicks Elementary School** Number of Students: 559 Student-Teacher Ratio: 15.53	C+	Public	PK - 5

Flood Report

The Subject Property of **3702 LINCOLN ST, CORPUS CHRISTI, TX 78415-2622** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	89%	LOWER

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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