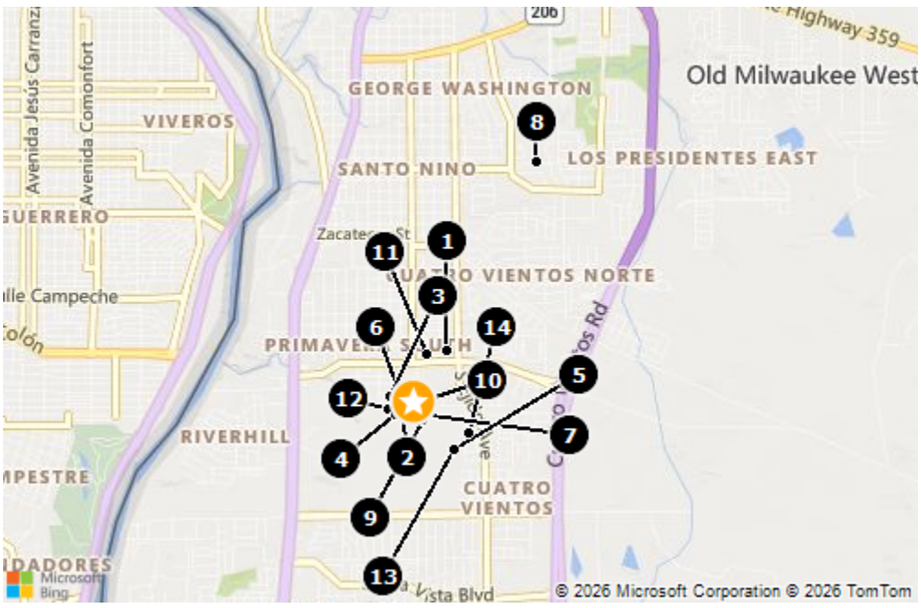
ICE SiteX Report

OrderID: 98722746

SiteX Property Information Report



Subject Property Location

3822 KATIANA DR, LAREDO, TX 78046-5733

County:	**WEBB TX**	Census Tract:	484790018.061024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	950-22007-269	Thomas Bros Pg-Grid:	

Valuation

Value:	**$256,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$217,600 - $294,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C1,G3,J2,S7
Assd Land Value:	$84,625	Market Land Value:	$84,625	Tax Year:	2026
Assd Improvement:	$180,608	Market Improvment Value:	$180,608	Total Taxable Value:	$1,567
Total Assessed Value:	$265,233	Total Assessor Market Value:	$265,233	Delinquent Year:	
				Tax Account ID:	561349
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26I Block: 7 Subdivision: LOMAS DEL SUR
Abbreviated Description: LOMAS DEL SUR, BLOCK 7, LOT 26I, UNIT II
City/Muni/Twp: CITY OF LAREDO

Property Characteristics

Lot Size:	8,216 SF	Bedrooms:		Pool:	
Building Area:	1860 SF	Baths:		Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/04/2025	Loan Amount:	N/A
Document #:	1566956 BK-PG 5899-203	Loan Type:	Building or Construction Loan
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
Lot: 261 Block: 7 Subdivision: LOMAS DEL SUR SUBDIVISION Legal Unit: 2
City/Muni/Twp: CITY OF LAREDO

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	N/A
Document #:	1430507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	N/A
Document #:	1390893 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	1368262 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/05/2017	Sales Price:	N/A
Document #:	1307102 BK-PG 4295-049	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/31/2017		
Document Type:			

Legal Description:
Lot: 26I Block: 7 Subdivision: LOMAS DEL SUR SUBDIVISION Legal Unit: II Map Ref: VOL 33 PG 97&98
City/Muni/Twp: LAREDO

Prior Transfer

Recording Date:	08/31/2017	Sales Price:	N/A
Document #:	1307102 BK-PG 4295 -49	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26I Block: 7 Subdivision: LOMAS DEL SUR
Abbreviated Description: LOMAS DEL SUR, BLOCK 7, LOT 26I, UNIT II
City/Muni/Twp: CITY OF LAREDO

Area Sales Analysis

Total Area Sales	$254,475	Median # of Bedrooms	
Median Lot Size	4,621 SF	Median # of Baths	
Median Living Area	1,484 SF	Median Year Built	2023
Price Range - 2 Yrs	to $135,975	Age Range	2 years to 20 years
Median Value		Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**3111 NILE CT** **LAREDO, TX 78046-1702**	09/04/2026				//		3,600 SF	
		APN: 950-10002-023 02 Document #: 1597269 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: SOUTHGATE Phase No: 1 MapRef: VOL 16 PG 69-70 Abbreviated Description: Lot:23 Block:2 Subdivision:SOUTHGATE Phase No:1 Map Ref:VOL 16 PG 69-70City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
2	.08Mi.	**3719 BIRGE DR** **LAREDO, TX 78046-2291**	08/27/2026	$118,500	$95	1241	//	2023	4,620 SF	
		APN: 950-17003-100 Document #: 1596572 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: R & W RANCH SUBDIVISION Phase No: 5 MapRef: VOL 40 PG 90-91 Abbreviated Description: Lot:10 Block:3 Subdivision:R & W RANCH SUBDIVISION Phase No:5 Map Ref:VOL 40 PG 90-91City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
3	.16Mi.	**2513 ALEGRIA ST** **LAREDO, TX 78046-5707**	06/16/2026	$135,975	$78	1741	//	2006	4,251 SF	
		APN: 950-20007-070 Document #: 1590429 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 7 Subdivision: LOMAS DEL SUR SUBDIVISION MapRef: VOL 25 PG 62 Abbreviated Description: Lot:7 Block:7 Subdivision:LOMAS DEL SUR SUBDIVISION Map Ref:VOL 25 PG 62City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
4	.13Mi.	**3708 BELLA ST** **LAREDO, TX 78046-2290**	05/15/2026			1506	//	2023	5,844 SF	
		APN: 950-17003-200 Document #: 1587753 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 3 Subdivision: R & W RANCH SUBDIVISION Phase No: 5 MapRef: VOL 40 PG 90-91 Abbreviated Description: Lot:20 Block:3 Subdivision:R & W RANCH SUBDIVISION Phase No:5 Map Ref:VOL 40 PG 90-91								
5	.36Mi.	**4220 GAVILAN DR** **LAREDO, TX 78046-2325**	04/30/2026			1216	//	2023	4,620 SF	
		APN: 953-44004-280 Document #: 1586245 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 4 Subdivision: VISTA DEL SUR SUBDIVISION Phase No: 1 MapRef: VOL 40 PG 86-88 Abbreviated Description: Lot:28 Block:4 Subdivision:VISTA DEL SUR SUBDIVISION Phase No:1 Map Ref:VOL 40 PG 86-88City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
6	.1Mi.	**2602 MARIO ST** **LAREDO, TX 78046-5782**	04/17/2026			1828	//	2021	4,641 SF	
		APN: 950-13007-130 Document #: 1585056 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 7 Subdivision: R & W RANCH SUBDIVISION Phase No: 1 MapRef: VOL 37 PG 24-25 Abbreviated Description: Lot:13 Block:7 Subdivision:R & W RANCH SUBDIVISION Phase No:1 Map Ref:VOL 37 PG 24-25City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
7	.09Mi.	**3824 BELLA ST** **LAREDO, TX 78046-2204**	02/20/2026			1558	//	2022	4,797 SF	
		APN: 950-37002-120 Document #: 1580207 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: R & W RANCH SUBDIVISION Phase No: 3 MapRef: VOL 38 PG 86-87 Abbreviated Description: Lot:12 Block:2 Subdivision:R & W RANCH SUBDIVISION Phase No:3 Map Ref:VOL 38 PG 86-87City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
8	.16Mi.	**3706 YOYIS ST** **LAREDO, TX 78046-2347**	12/02/2025				//		4,620 SF	
		APN: 950-43005-340 Document #: 1574083 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 5 Subdivision: R & W RANCH SUBDIVISION Phase No: 6 MapRef: VOL 42 PG 78-79 Abbreviated Description: Lot:34 Block:5 Subdivision:R & W RANCH SUBDIVISION Phase No:6 Map Ref:VOL 42 PG 78-79City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO								
9	.17Mi.	**3821 YOYIS ST** **LAREDO, TX 78046-2349**	11/24/2025			1627	//	2024	4,620 SF	
		APN: 950-43006-110 Document #: 1573592 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 11 Block: 6 Subdivision: R & W RANCH SUBDIVISION Phase No: 6 MapRef: VOL 42 PG 78-79 Abbreviated Description: Lot:11 Block:6 Subdivision:R & W RANCH SUBDIVISION Phase No:6 Map Ref:VOL 42 PG 78-79

10 .04Mi. **3825 KATIANA DR** 09/22/2025 1008 // 2008 5,777 SF
LAREDO, TX 78046-5733
APN: 950-22003-560 Document #: 1568324
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 12 Subdivision: LAS ALDEAS SUBDIVISION Phase No: 2 MapRef: DOC 1556908 Abbreviated Description: Lot:13 Block:12 Subdivision:LAS ALDEAS SUBDIVISION Phase No:2 Map Ref:DOC 1556908

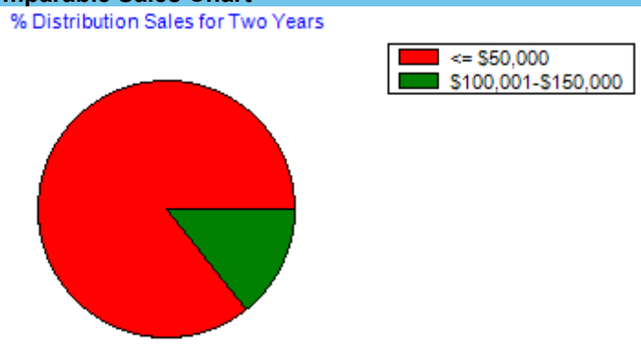
11 .28Mi. **3010 TRINITY PLZ** 09/16/2025 1992 // 2007 6,200 SF Yes
LAREDO, TX 78046-7328
APN: 950-00001-150 Document #: 1567927
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: PLAZA SOUTHGATE II Legal Unit: 1 MapRef: VOL 3 PG 11 Abbreviated Description: Lot:15 Block:2 Subdivision:PLAZA SOUTHGATE II Legal Unit:1 Map Ref:VOL 3 PG 11City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO

12 .16Mi. **3704 BIRGE DR** 09/11/2025 1461 // 2023 4,621 SF
LAREDO, TX 78046-2291
APN: 950-17002-450 Document #: 1567590
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: R & W RANCH SUBDIVISION Phase No: 5 MapRef: VOL 40 PG 90-91 Abbreviated Description: Lot:1 Block:3 Subdivision:R & W RANCH SUBDIVISION Phase No:5 Map Ref:VOL 40 PG 90-91City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO

13 .41Mi. **4206 GAVILAN DR** 08/08/2025 1261 // 2023 4,620 SF
LAREDO, TX 78046-2325
APN: 953-44004-210 Document #: 1564749
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 4 Subdivision: VISTA DEL SUR SUBDIVISION Phase No: 1 MapRef: VOL 40 PGS 86-88 Abbreviated Description: Lot:21 Block:4 Subdivision:VISTA DEL SUR SUBDIVISION Phase No:1 Map Ref:VOL 40 PGS 86-88

14 .35Mi. **4215 HELENA DR** 07/30/2025 1736 // 2023 5,702 SF
LAREDO, TX 78046-2200
APN: 953-28001-080 Document #: 1563951
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: CUATRO VIENTOS SUR SUBDIVISION Phase No: 7 MapRef: VOL 39 PGS 72- 73 Abbreviated Description: Lot:8 Block:1 Subdivision:CUATRO VIENTOS SUR SUBDIVISION Phase No:7 Map Ref:VOL 39 PGS 72- 73City/Muni/Twp:CITY OF LAREDO City/Muni/Twp: CITY OF LAREDO

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.	**3822 KATIANA DR**	**08/31/2017**	$265,233	$265,233	1,860		2017	8,216 SF	
.01Mi.	**3820 KATIANA DR**	**02/19/2019**	$274,819	$274,819	1,862		2016	8,135 SF	
.01Mi.	**3824 KATIANA DR**	**05/26/2020**	$263,245	$263,245	1,862		2016	8,298 SF	
.02Mi.	**3818 KATIANA DR**	**06/27/2017**	$268,062	$268,062	1,859		2016	8,053 SF	
.02Mi.	**3826 KATIANA DR**	**12/02/2016**	$292,966	$292,966	2,234		2016	8,380 SF	
.02Mi.	**3816 KATIANA DR**	**03/28/2017**	$287,156	$287,156	2,234		2016	7,972 SF	
.02Mi.	**3828 KATIANA DR**	**03/10/2017**	$298,065	$298,065	2,234		2016	9,306 SF	
.03Mi.	**3811 GIA ST**	**10/29/2020**	$237,989	$237,989	1,615		2020	4,518 SF	
.03Mi.	**3809 GIA ST**	**07/01/2021**	$257,956	$257,956	1,746		2020	4,605 SF	
.03Mi.	**3813 GIA ST**	**02/26/2021**	$237,520	$237,520	1,598		2020	4,536 SF	
.03Mi.	**3814 KATIANA DR**	**05/07/2021**	$246,330	$246,330	1,646		2016	7,890 SF	
.03Mi.	**3807 GIA ST**	**01/22/2021**	$241,082	$241,082	1,609		2019	4,691 SF	
.03Mi.	**3815 GIA ST**	**11/24/2020**	$256,309	$256,309	1,798		2020	4,507 SF	
.04Mi.	**3805 GIA ST**	**08/31/2020**	$250,657	$250,657	1,652		2020	4,778 SF	
.04Mi.	**3817 GIA ST**	**11/10/2020**	$228,882	$228,882	1,522		2020	4,554 SF	
.04Mi.	**3902 KATIANA DR**	**12/13/2010**	$179,000	$179,000	1,400		2008	5,115 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

ICE SiteX Report

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Demographics & Income

Median Age:	29.0 years old	Households:	16,914
Median Household Income:	$50,826	Households w/Family:	88%
Household Income Per Capita:	$14,746	Households w/Family Married:	54%
Most Common Education Level:	Some High School	Households w/Family Children:	56%

School District

School District Zone:	United Independent School District	Students:	40,742
Number of Schools:	51	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.06Mi.	**Lyndon B. Johnson High School** Number of Students: 3,240 Student-Teacher Ratio: 15.85	D	Public	9 - 12
1.11Mi.	**Los Obispos Middle School** Number of Students: 620 Student-Teacher Ratio: 14.67	B	Public	6 - 8
0.62Mi.	**Rodolfo C Centeno Elementary School** Number of Students: 824 Student-Teacher Ratio: 16.44	B-	Public	PK - 5

Flood Report

The Subject Property of **3822 KATIANA DR, LAREDO, TX 78046-5733** 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	88%	LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

7/12/2026 - Flooding

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