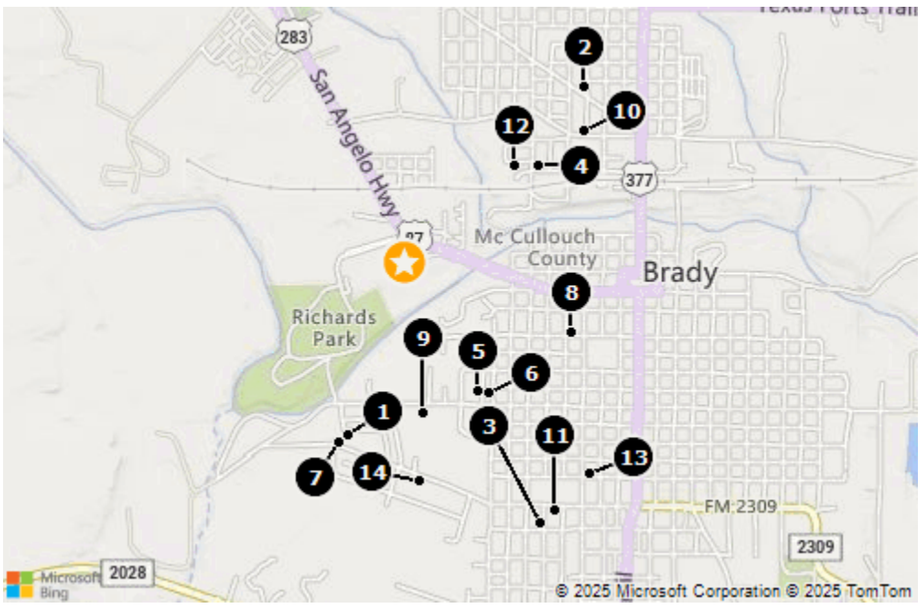
ICE SiteX Report

OrderID: 94561379

SiteX Property Information Report



Subject Property Location

407 BILLS DR, BRADY, TX 76825-3862

County:	**MCCULLOCH TX**	Census Tract:	483079503.006109
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24875	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	24
Value Range:	$133,760 - $218,240	Confidence Score:	76

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1 1IS 30A 50 60
Assd Land Value:	$17,130	Market Land Value:	$17,130	Tax Year:	2022
Assd Improvement:	$162,030	Market Improvment Value:	$162,030	Total Taxable Value:	$1,638
Total Assessed Value:	$179,160	Total Assessor Market Value:	$179,160	Delinquent Year:	
				Tax Account ID:	00000-04360-00000-000000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 407
Abbreviated Description: 71 407BRAUN J F 80X300FT

Property Characteristics

Lot Size:	26,354 SF	Bedrooms:		Pool:	
Building Area:	1944 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	N/A
Document #:	57994 BK-PG 504 -183	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/13/2023		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Subdivision: J F BRAUN SURVEY NO 407 ABSTRACT NO 71 Map Ref: VOL 409 PG 271

Prior Transfer

Recording Date:	10/13/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 407
Abbreviated Description: 71 407BRAUN J F 80X300FT

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,194 SF	Median # of Baths	
Median Living Area	1,547 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	48 years to 100 years
Median Value		Median Age	75 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**108 PARKVIEW DR** **BRADY, TX 76825-5319**	12/17/2024			1788	//	1974	10,934 SF	
		APN: 23263 Document #: 59646 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: A Subdivision: PARKVIEW ADDITION MapRef: VOL 509 PG 707 Abbreviated Description: Lot:19 Block:A Subdivision:PARKVIEW ADDITION Map Ref:VOL 509 PG 707City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
2	.7Mi.	**400 CROTHERS AVE** **BRADY, TX 76825-3917**	12/13/2024			2397	//	1925	18,165 SF	
		APN: 20822 Document #: 59632 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Block: 35 Subdivision: CROTHERS ADDITION MapRef: VOL 27 PG 290 Abbreviated Description: Block:35 Subdivision:CROTHERS ADDITION Map Ref:VOL 27 PG 290City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
3	.82Mi.	**602 W 12TH ST** **BRADY, TX 76825-6115**	10/26/2024			2722	//	1930	13,983 SF	
		APN: 21236 Document #: 59501 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 56 Block: 15 Subdivision: THE CROTHERS AND WHITES ADDITION MapRef: VOL 16 PG 447 Abbreviated Description: Lot:56 Block:15 Subdivision:THE CROTHERS AND WHITES ADDITION Map Ref:VOL 16 PG 447City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
4	.46Mi.	**606 W WALKER ST** **BRADY, TX 76825-3816**	10/16/2024			1160	//	1950	14,985 SF	
		APN: 21668 Document #: 59472 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Block: 64 Subdivision: FULCHER ADDITION MapRef: VOL 489 PG 288 Abbreviated Description: Block:64 Subdivision:FULCHER ADDITION Map Ref:VOL 489 PG 288Abbreviated Description:PORTION OF BLOCK 64 City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
5	.41Mi.	**606 POPLAR DR** **BRADY, TX 76825-4733**	10/01/2024			1275	//	1952	9,453 SF	
		APN: 21820 Document #: 59401 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: HILLCREST ADDITION MapRef: VOL 485 PG 742 Abbreviated Description: Lot:3 Block:3 Subdivision:HILLCREST ADDITION Map Ref:VOL 485 PG 742City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
6	.43Mi.	**609 POPLAR DR** **BRADY, TX 76825-4732**	09/10/2024			1175	//	1952	8,581 SF	
		APN: 21813 Document #: 59294 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: HILLCREST ADDITION MapRef: VOL 27 PG 335 Abbreviated Description: Lot:3 Block:2 Subdivision:HILLCREST ADDITION Map Ref:VOL 27 PG 335City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
7	.53Mi.	**1116 W 11TH ST** **BRADY, TX 76825-5309**	08/27/2024			1778	//	1977	9,365 SF	
		APN: 23250 Document #: 59251 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: PARKVIEW ADDITION MapRef: VOL 324 PG 445 Abbreviated Description: Lot:5 Block:A Subdivision:PARKVIEW ADDITION Map Ref:VOL 324 PG 445City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
8	.5Mi.	**406 W 2ND ST** **BRADY, TX 76825-4802**	08/07/2024			821	//	1955	5,009 SF	
		APN: 22601 Document #: 59190 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Block: 96 Subdivision: LUHR ADDITION MapRef: VOL 245 PG 371 Abbreviated Description: Block:96 Subdivision:LUHR ADDITION Map Ref:VOL 245 PG 371City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
9	.42Mi.	**1017 W 6TH ST** **BRADY, TX 76825-5333**	05/28/2024			2068	//	1950	52,708 SF	
		APN: 25824 Document #: 58906 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: FISHER & MILLER SURVEY NO 2293 ABSTRACT NO 357 Abbreviated Description: Subdivision:FISHER & MILLER SURVEY NO 2293 ABSTRACT NO 357								
10	.62Mi.	**400 W WHITE ST** **BRADY, TX 76825-3936**	05/09/2024			1152	//	1935	7,732 SF	
		APN: 20893 Document #: 58857 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
11	.81Mi.	**505 W 11TH ST** **BRADY, TX 76825-6105**	04/05/2024			1763	//	1940	7,013 SF	
		APN: 21301 Document #: 58753 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 28 Subdivision: CROTHERS AND WHITE ADDITION MapRef: VOL 16 PG 477 Abbreviated Description: Lot:2 Block:28 Subdivision:CROTHERS AND WHITE ADDITION Map Ref:VOL 16 PG 477City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
12	.41Mi.	**107 NUEVA DR** **BRADY, TX 76825-3805**	02/26/2024			1331	//	1950	6,490 SF	
		APN: 21724 Document #: 58560 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: FULCHER ADDITION MapRef: VOL 132 PG 7 Abbreviated Description: Lot:4 Block:1 Subdivision:FULCHER ADDITION Map Ref:VOL 132 PG 7City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
13	.77Mi.	**1005 S COLLEGE ST** **BRADY, TX 76825-5527**	02/08/2024			3986	//	1928	25,578 SF	
		APN: 22888 Document #: 58466 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Block: 175 Subdivision: LUHR ADDITION MapRef: VOL 27 PG 323 Abbreviated Description: Block:175 Subdivision:LUHR ADDITION Map Ref:VOL 27 PG 323Abbreviated Description:PORTION OF BLOCK 175 City/Muni/Twp:BRADY City/Muni/Twp: BRADY								
14	.61Mi.	**1021 W 11TH ST** **BRADY, TX 76825-5306**	02/01/2024			1002	//	1970	12,720 SF	

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APN: 20680 Document #: 58434
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: CARSON ADDITION MapRef: VOL 27 PG 348 Abbreviated Description: Lot:17 Subdivision:CARSON ADDITION Map Ref:VOL 27 PG 348City/Muni/Twp:BRADY City/Muni/Twp: BRADY

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.	**407 BILLS DR**	**10/13/2023**	$179,160	$179,160	1,944		1950	26,354 SF	
.02Mi.	**409 BILLS DR**	**04/10/2020**	$229,890	$229,890	1,992		1920	36,590 SF	
.06Mi.	**406 BILLS DR**	**10/31/2001**	$91,600	$91,600	1,449		1928	21,780 SF	
.1Mi.	**402 SAN ANGELO HWY**	**12/21/2006**	$46,340	$46,340	2,263		1930	22,172 SF	
.11Mi.	**400 SAN ANGELO HWY**		$24,900	$24,900	1,057		1930	28,750 SF	
.14Mi.	**305 BOURKE ST**	**10/14/2013**	$122,010	$122,010	2,442		1960	6,490 SF	
.16Mi.	**306 BOURKE ST**	**04/25/1986**	$15,410	$15,410	1,222		1945	5,009 SF	
.17Mi.	**305 IRISH ST**	**06/01/1993**	$11,650	$11,650	1,080		1940	15,202 SF	
.18Mi.	**309 IRISH ST**	**10/08/2019**	$24,760	$24,760	1,692		1930	15,028 SF	
.18Mi.	**312 BOURKE ST**	**03/15/1985**	$15,980	$15,980	756		1940	19,994 SF	
.19Mi.	**302 IRISH ST**	**08/29/2008**	$95,270	$95,270	1,443		1950	11,021 SF	
.2Mi.	**313 IRISH ST**	**07/28/1992**	$22,260	$22,260	408		1940	10,019 SF	
.21Mi.	**312 IRISH ST**	**10/25/2017**	$14,950	$14,950	960		1920	5,009 SF	
.22Mi.	**1202 W 2ND ST**	**06/30/2020**	$156,920	$156,920	2,343		1990	1 SF	
.22Mi.	**408 IRISH ST**	**01/14/2011**	$6,450	$6,450	468		1940	14,985 SF	
.23Mi.	**500 JULIO ST**	**06/30/2022**	$39,770	$39,770	1,088		1950	4,008 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	43.6 years old	Households:	2,582
Median Household Income:	$46,880	Households w/Family:	61%
Household Income Per Capita:	$25,624	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Brady Independent School District	Students:	991
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.03Mi.	**Brady High School** Number of Students: 309 Student-Teacher Ratio: 10.05 Advanced Placement: Yes	B-	Public	9 - 12
2.17Mi.	**Brady Middle School** Number of Students: 236 Student-Teacher Ratio: 10.01	C-	Public	6 - 8
1.78Mi.	**Brady Elementary School** Number of Students: 446 Student-Teacher Ratio: 13.2	C	Public	PK - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	136%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	114%	HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

4/26/2024 - Severe Tornados, Flooding

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