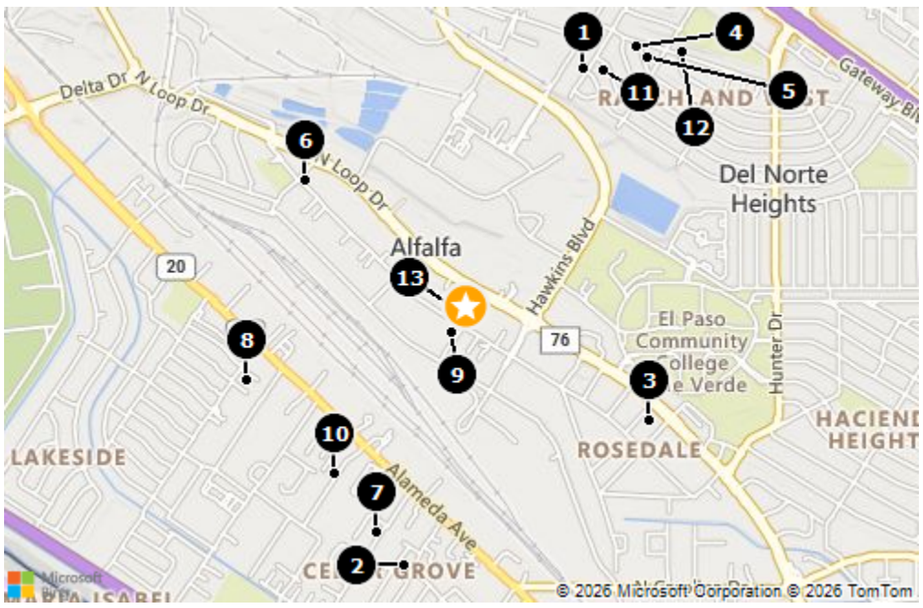
ICE SiteX Report

OrderID: 98722769

SiteX Property Information Report



Subject Property Location

408 SYCAMORE WAY, EL PASO, TX 79915-2411

County:	**EL PASO TX**	Census Tract:	481410035.013004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S658-999-0060-4005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	7	Common Confidence Score:	84
Value Range:	$146,010 - $167,990	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CEP IYS SCC SHO
Assd Land Value:	$14,548	Market Land Value:	$14,548	Tax Year:	2025
Assd Improvement:	$106,389	Market Improvment Value:	$106,389	Total Taxable Value:	$3,342
Total Assessed Value:	$120,937	Total Assessor Market Value:	$120,937	Delinquent Year:	
				Tax Account ID:	141399
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: STILES GARDENS Tract No: 38 Map Ref: MAP Z-41
Abbreviated Description: 6 STILES GARDENS N 63.6 FT OF E 66.3 FT OF TR 38 4216.68 SQ FT
City/Muni/Twp: CITY OF EL PASO

Property Characteristics

Lot Size:	4,217 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	2	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/06/2026	Sales Price:	$152,192
Document #:	20260084044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2024	Sales Price:	N/A
Document #:	20240060338 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/16/2024		
Document Type:			

Legal Description:
Lot: 38 Block: 6 Subdivision: STILES GARDENS Map Ref: VOL 3 PG 9
Abbreviated Description: POR OF LOT 38
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	08/16/2024	Sales Price:	N/A
Document #:	20240060338 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98722769

Legal Description:
Subdivision: STILES GARDENS Tract No: 38 Map Ref: MAP Z-41
Abbreviated Description: 6 STILES GARDENS N 63.6 FT OF E 66.3 FT OF TR 38 4216.68 SQ FT
City/Muni/Twp: CITY OF EL PASO

Prior Transfer

Recording Date:	08/24/2021	Sales Price:	N/A
Document #:	20210082458 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/07/2021	Loan Amount:	N/A
Document #:	20210031721 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: 6 STILES GARDENS Tract No: 38
City/Muni/Twp: INDIANAPOLIS

Prior Transfer

Recording Date:	07/01/2015	Sales Price:	N/A
Document #:	20150045345 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/2015		
Document Type:			

Legal Description:
Block: 6 Subdivision: 6 STILES GARDENS Tract No: 38
Abbreviated Description: N63.6FT E66.3FT TRACT 38

Prior Transfer

Recording Date:	11/10/2014	Sales Price:	N/A
Document #:	20140072394 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/27/2013		
Document Type:			

Legal Description:
Block: 6 Subdivision: STILES GARDENS Tract No: 39
Abbreviated Description: N63.6FT E66.3FT TRACT 39

Mortgage Record

Recording Date:	12/16/2013	Loan Amount:	N/A
Document #:	20130091477 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 38 Block: 6 Subdivision: STILES GARDENS
City/Muni/Twp: EL PASO

Mortgage Record

Recording Date:	06/07/2013	Loan Amount:	N/A
Document #:	20130042302 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	10/24/2000	Loan Amount:	N/A
Document #:	20000075304 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/01/2030	Type Finance:	FIX

Legal Description:
Lot: 38 Block: 6 Subdivision: STILES GARDENS
City/Muni/Twp: EL PASO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,500 SF	Median # of Baths	1.5
Median Living Area	1,486 SF	Median Year Built	1958
Price Range - 2 Yrs		Age Range	45 years to 83 years
Median Value		Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.73Mi.	**1301 ROSWELL RD** **EL PASO, TX 79915-1319**	09/28/2026			1032	//1.5	1959	6,600 SF	
2	.74Mi.	**7317 WISTERIA AVE** **EL PASO, TX 79915-3632**	09/03/2026			1768	/3/2.5	1957	10,497 SF	
3	.59Mi.	**408 CAREY WAY** **EL PASO, TX 79915-2543**	08/06/2026			1839	//2	1943	19,600 SF	

APN: R221-999-0430-4300 Document #: 20260081357
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 43 Subdivision: RANCHLAND HILLS Legal Unit: 5 MapRef: MB 7 PG 61 Abbreviated Description: Lot:8 Block:43 Subdivision:RANCHLAND HILLS Legal Unit:5 Map Ref:MB 7 PG 61City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

APN: C301-999-0050-0100 Document #: 20260075304
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: CEDAR GROVE PARK SUBDIVISION Abbreviated Description: Lot:1 Block:5 Subdivision:CEDAR GROVE PARK SUBDIVISION City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

APN: R749-999-0060-1100 Document #: 20260066998
Document Type: Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98722769

Legal: Lot: 6 Block: 6 Subdivision: ROSEDALE FARMS NO 3 Abbreviated Description: Lot:6 Block:6 Subdivision:ROSEDALE FARMS NO 3 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

4	.85Mi.	**7200 KINGMAN DR** **EL PASO, TX 79915-1310**	07/23/2026	1518	//1.5	1958	8,345 SF

APN: R221-999-0460-5600 Document #: 20260062184
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 46 Subdivision: RANCHLAND HILLS ADDITION UNIT 5 MapRef: VOL 10 PG 27 Abbreviated Description: Lot:12 Block:46 Subdivision:RANCHLAND HILLS ADDITION UNIT 5 Map Ref:VOL 10 PG 27City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

5	.85Mi.	**7205 KINGMAN DR** **EL PASO, TX 79915-1309**	07/23/2026	1074	//1.5	1958	6,180 SF

APN: R221-999-0470-2700 Document #: 20260062182
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 47 Subdivision: RANCHLAND HILLS UNIT 5 ADDITION Abbreviated Description: Lot:3 Block:47 Subdivision:RANCHLAND HILLS UNIT 5 ADDITION City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

6	.57Mi.	**7113 DALE RD** **EL PASO, TX 79915-2334**	07/16/2026	948	/3/2	1967	6,075 SF

APN: S658-999-0050-5300 Document #: 20260060057
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Block: 5 Subdivision: STILES GARDENS Tract No: 52 MapRef: VOL 3 PG 9 Abbreviated Description: Block:5 Subdivision:STILES GARDENS Tract No:52 Map Ref:VOL 3 PG 9

7	.67Mi.	**141 CORONADO RD** **EL PASO, TX 79915-3603**	05/06/2026	1392	/3/1.5	1981	6,095 SF

APN: M111-999-0010-0500 Document #: 20260038140
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: MARQUITA SUBDIVISION MapRef: VOL 55 PG 37 Abbreviated Description: Lot:3 Block:1 Subdivision:MARQUITA SUBDIVISION Map Ref:VOL 55 PG 37City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

8	.64Mi.	**7158 OTTO WAY** **EL PASO, TX 79915-3546**	04/09/2026	2752	//2	1946	12,673 SF

APN: V150-999-000C-1700 Document #: 20260028659
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: THE VALLEY GATE SUBDIVISION Tract No: 63 MapRef: VOL 2 PG 64 Abbreviated Description: Subdivision:THE VALLEY GATE SUBDIVISION Map Ref:VOL 2 PG 64Abbreviated Description:PORTION OF TRACT 63 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

9	.08Mi.	**7228 DALE RD** **EL PASO, TX 79915-2406**	03/12/2026	1508	/3/2	1967	20,625 SF

APN: S658-999-0070-1800 Document #: 20260020445
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 7 Subdivision: STILES GARDENS MapRef: VOL 3 PG 9 Abbreviated Description: Lot:15 Block:7 Subdivision:STILES GARDENS Map Ref:VOL 3 PG 9City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

10	.59Mi.	**144 MANOR PL** **EL PASO, TX 79915-3525**	03/12/2026	1486	//2	1955	7,500 SF

APN: P354-999-0010-3400 Document #: 20260020435
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: TRACT 12 PARK MANOR MapRef: VOL 15 PG 48 Abbreviated Description: Subdivision:TRACT 12 PARK MANOR Map Ref:VOL 15 PG 48City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

11	.75Mi.	**7204 BENSON DR** **EL PASO, TX 79915-1336**	02/04/2026	2338	//1.5	1959	6,770 SF

APN: R221-999-0440-4600 Document #: 20260009628
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 44 Subdivision: RANCHLAND HILLS ADDITION UNIT 5 FIRST REVISED MAP MapRef: VOL 10 PG 27 Abbreviated Description: Lot:16 Block:44 Subdivision:RANCHLAND HILLS ADDITION UNIT 5 FIRST REVISED MAP Map Ref:VOL 10 PG 27City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

12	.92Mi.	**7305 CUBA DR** **EL PASO, TX 79915-1439**	01/15/2026	957	//1	1958	7,320 SF

APN: R221-999-0400-8900 Document #: 20260004421
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 40 Subdivision: RANCHLAND HILLS ADDITION NO 5 Abbreviated Description: Lot:23 Block:40 Subdivision:RANCHLAND HILLS ADDITION NO 5 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

13	.05Mi.	**7221 DALE RD** **EL PASO, TX 79915-2405**	12/17/2025	1360	/2/1	1967	20,625 SF

APN: S658-999-0060-4300 Document #: 20250099985
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: STILES GARDENS MapRef: VOL 3 PG 9 Abbreviated Description: Lot:4 Block:6 Subdivision:STILES GARDENS Map Ref:VOL 3 PG 9City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

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.

ICE SiteX Report

OrderID: 98722769

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.	**408 SYCAMORE WAY**	**08/16/2024**	$120,937	$120,937	1,092	/3/2	1956	4,217 SF	
.01Mi.	**406 SYCAMORE WAY**	**05/15/2009**	$101,820	$101,820	808	/2/1	1967	3,206 SF	
.01Mi.	**409 SYCAMORE WAY**	**07/23/2025**	$128,874	$128,874	1,141	/3/1	1967	4,242 SF	
.02Mi.	**407 SYCAMORE WAY**	**01/04/2021**	$149,498	$149,498	960	//1	1967	3,225 SF	
.02Mi.	**404 SYCAMORE WAY**	**09/03/2022**	$77,457	$77,457	624	/1/1	1945	3,143 SF	
.02Mi.	**405 SYCAMORE WAY**	**08/16/2025**	$101,819	$101,819	984	/3/2	1967	3,162 SF	
.02Mi.	**7229 DALE RD**	**12/02/2013**	$158,799	$158,799	1,212	/2/1	1967	20,625 SF	
.03Mi.	**402 SYCAMORE WAY**	**01/01/2000**	$77,569	$77,569	624	/2/1	1967	3,202 SF	
.03Mi.	**403 SYCAMORE WAY**	**10/30/2021**	$117,169	$117,169	936	/3/2	1967	3,222 SF	
.03Mi.	**7231 DALE RD**	**05/16/2007**	$178,629	$178,629	1,290	/3/1	1967	20,604 SF	
.04Mi.	**7223 DALE RD**	**11/21/2016**	$199,000	$199,000	1,430	/3/1	1967	18,860 SF	
.04Mi.	**400 SYCAMORE WAY**	**08/04/2023**	$114,600	$114,600	936	/4/2	1967	4,465 SF	
.04Mi.	**401 SYCAMORE WAY**	**11/14/2024**	$107,322	$107,322	884	/3/1	1967	4,492 SF	
.05Mi.	**7221 DALE RD**	**02/20/2026**	$177,153	$177,153	1,360	/2/1	1967	20,625 SF	
.06Mi.	**7219 DALE RD**	**03/31/2021**	$175,000	$175,000	1,508	7/4/2	1967	16,638 SF	
.07Mi.	**7217 DALE RD**	**05/01/2024**	$185,893	$185,893	2,286	/3/2	1967	16,049 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	41.4 years old	Households:	12,538
Median Household Income:	$33,435	Households w/Family:	66%
Household Income Per Capita:	$14,836	Households w/Family Married:	34%
Most Common Education Level:	Some High School	Households w/Family Children:	32%

School District

School District Zone:	Ysleta Independent School District	Students:	34,062
Number of Schools:	50	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Riverside High School** Number of Students: 952 Student-Teacher Ratio: 15.02 Advanced Placement: Yes	D	Public	9 - 12
0.63Mi.	**Ramona STEM Academy** Number of Students: 386 Student-Teacher Ratio: 12.66	A-	Public	KG - 5
1.36Mi.	**Riverside Middle School** Number of Students: 705 Student-Teacher Ratio: 14.19	D+	Public	6 - 8
0.82Mi.	**Valle Verde Early College High School** Number of Students: 273 Student-Teacher Ratio: 14.01 Advanced Placement: Yes	A+	Public	9 - 12

Flood Report

The Subject Property of **408 SYCAMORE WAY, EL PASO, TX 79915-2411** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	125%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	117%	HIGHER

ICE SiteX Report

OrderID: 98722769

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.