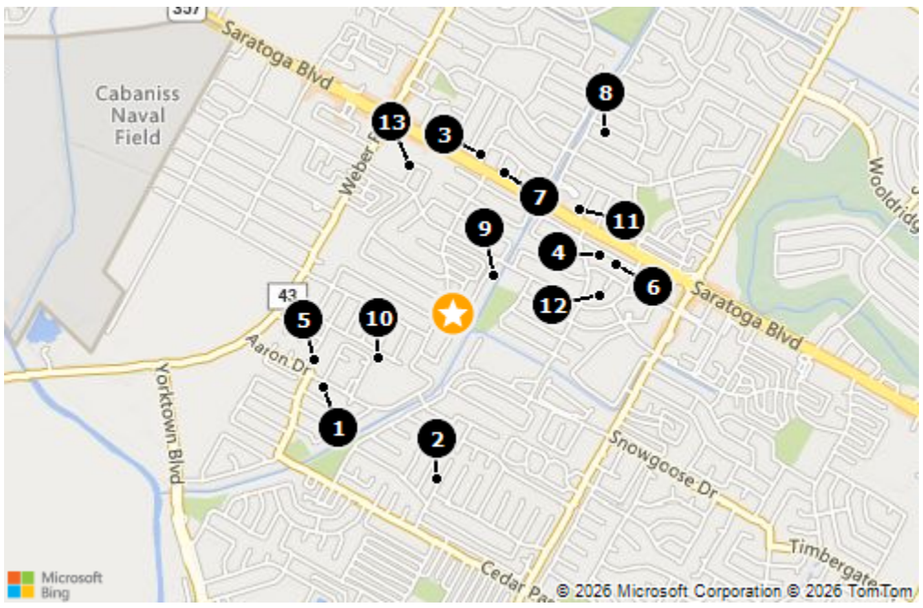
ICE SiteX Report

OrderID: 98722747

SiteX Property Information Report



Subject Property Location

4209 JENNIFER WAY, CORPUS CHRISTI, TX 78413-1910

County:	**NUECES TX**	Census Tract:	483550054.071007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1878-0001-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$261,320 - $294,680	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C03 GNU HOSP JRC
Assd Land Value:	$21,812	Market Land Value:	$21,812	Tax Year:	2025
Assd Improvement:	$256,609	Market Improvment Value:	$256,609	Total Taxable Value:	$4,262
Total Assessed Value:	$278,421	Total Assessor Market Value:	$278,421	Delinquent Year:	
				Tax Account ID:	R550518
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 34 PUD Legal Unit: 34
Abbreviated Description: COUNTRY CLUB ESTATES UNIT 34 PUD BLK 1 LOT 3

Property Characteristics

Lot Size:	5,445 SF	Bedrooms:		Pool:	
Building Area:	1521 SF	Baths:		Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/27/2025	Loan Amount:	N/A
Document #:	2025018653 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 34 PUD Tract No: 3

Prior Transfer

Recording Date:	02/12/2020	Sales Price:	N/A
Document #:	2020006445 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/10/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 34 Map Ref: VOL 69 PG 20&21
City/Muni/Twp: CORPUS CHRISTI

Prior Transfer

Recording Date:	02/10/2020	Sales Price:	N/A
Document #:	2020006445 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 34 PUD Legal Unit: 34
Abbreviated Description: COUNTRY CLUB ESTATES UNIT 34 PUD BLK 1 LOT 3

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Area Sales Analysis

Total Area Sales	$185,000	Median # of Bedrooms	
Median Lot Size	8,102 SF	Median # of Baths	
Median Living Area	2,052 SF	Median Year Built	1978
Price Range - 2 Yrs	to $185,000	Age Range	7 years to 56 years
Median Value		Median Age	48 years

Comparable Sales Data

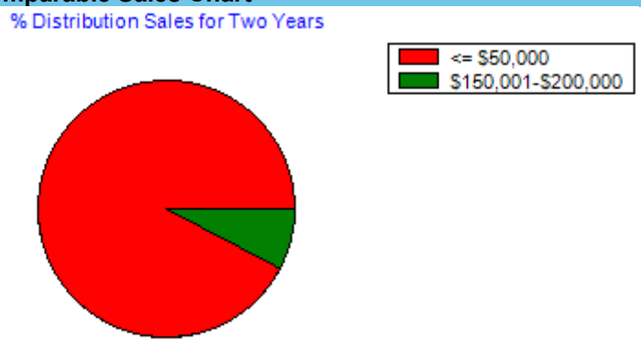
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**4317 AARON DR** **CORPUS CHRISTI, TX 78413-4413**	09/22/2026			1524	//	1996	5,881 SF	
		APN: 9322-0001-0260 Document #: 2026033255 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 1 Subdivision: WEBERS GLEN MapRef: VOL 49 PG 165-167 Abbreviated Description: Lot:26 Block:1 Subdivision:WEBERS GLEN Map Ref:VOL 49 PG 165-167City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
2	.48Mi.	**7030 TAOS DR** **CORPUS CHRISTI, TX 78413-4326**	08/31/2026			1522	//	1983	6,316 SF	
		APN: 0944-0003-0710 Document #: 2026030505 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 71 Block: 3 Subdivision: BRECKENRIDGE UNIT 3 MapRef: VOL 47 PG 93&94 Abbreviated Description: Lot:71 Block:3 Subdivision:BRECKENRIDGE UNIT 3 Map Ref:VOL 47 PG 93&94City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
3	.46Mi.	**6433 OAKBROOK DR** **CORPUS CHRISTI, TX 78413-2505**	08/07/2026			2614	//	1972	8,189 SF	
		APN: 1861-0001-0090 Document #: 2026027705 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 17 MapRef: VOL 36 PG 57 Abbreviated Description: Lot:9 Block:1 Subdivision:COUNTRY CLUB ESTATES UNIT 17 Map Ref:VOL 36 PG 57City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
4	.45Mi.	**4513 GREENSBORO DR** **CORPUS CHRISTI, TX 78413-2125**	06/16/2026			2174	//	1977	8,102 SF	
		APN: 1863-0018-0040 Document #: 2026021032 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 18 MapRef: VOL 42 PG 27 Abbreviated Description: Lot:4 Block:18 Map Ref:VOL 42 PG 27								
5	.42Mi.	**7032 EMELIE CIR** **CORPUS CHRISTI, TX 78413-4447**	04/20/2026	$185,000	$109	1688	//	1999	6,142 SF	
		APN: 6567-0001-0210 Document #: 2026013489 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: PENN PLACE SUBDIVISION MapRef: VOL 59 PG 14 Abbreviated Description: Lot:21 Block:1 Subdivision:PENN PLACE SUBDIVISION Map Ref:VOL 59 PG 14City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
6	.49Mi.	**4605 GREENSBORO DR** **CORPUS CHRISTI, TX 78413-2127**	04/16/2026			2052	//	1978	8,276 SF	
		APN: 1863-0018-0080 Document #: 2026013037 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 18 Subdivision: COUNTRY CLUB ESTATES UNIT 19 MapRef: VOL 42 PG 27 Abbreviated Description: Lot:8 Block:18 Subdivision:COUNTRY CLUB ESTATES UNIT 19 Map Ref:VOL 42 PG 27City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
7	.43Mi.	**6410 CLEARLAKE CIR** **CORPUS CHRISTI, TX 78413-2503**	01/06/2026			2295	//	1973	10,629 SF	
		APN: 1861-0003-0070 Document #: 2026000464 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: COUNTY CLUB ESTATES Legal Unit: 17 MapRef: VOL 36 PG 57 Abbreviated Description: Lot:7 Block:3 Subdivision:COUNTY CLUB ESTATES Legal Unit:17 Map Ref:VOL 36 PG 57City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
8	.68Mi.	**4409 OCASEY DR** **CORPUS CHRISTI, TX 78413-3120**	12/29/2025			2132	//	1970	8,581 SF	
		APN: 7779-0006-0030 Document #: 2025045801 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: SCHANEN ESTATES UNIT 8 MapRef: VOL 34 PG 34 Abbreviated Description: Lot:3 Block:6 Subdivision:SCHANEN ESTATES UNIT 8 Map Ref:VOL 34 PG 34City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
9	.16Mi.	**6718 MIKAYLA ST** **CORPUS CHRISTI, TX 78413-1933**	11/21/2025			1424	//	2019	4,051 SF	
		APN: 1878-0005-0160 Document #: 2025041989 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 5 Subdivision: COUNTRY CLUB ESTATES UNIT 34 MapRef: VOL 69 PG 20&21 Abbreviated Description: Lot:16 Block:5 Subdivision:COUNTRY CLUB ESTATES UNIT 34 Map Ref:VOL 69 PG 20&21City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
10	.25Mi.	**4333 COOL BREEZE** **CORPUS CHRISTI, TX 78413-4400**	10/16/2025			1818	//	2012	5,009 SF	
		APN: 8526-0007-0180 Document #: 2025037317 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 7 Subdivision: SUMMER WIND VILLAGE PHASE III MapRef: VOL 67 PG 539&540 Abbreviated Description: Lot:18 Block:7 Subdivision:SUMMER WIND VILLAGE PHASE III Map Ref:VOL 67 PG 539&540City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
11	.47Mi.	**6417 CORAL GABLES DR** **CORPUS CHRISTI, TX 78413-2611**	10/08/2025			2088	//	1972	9,017 SF	
		APN: 1855-0047-0100 Document #: 2025036217 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 47 Subdivision: COUNTRY CLUB ESTATES UNIT 11 MapRef: VOL 34 PG 2 Abbreviated Description: Lot:10 Block:47 Subdivision:COUNTRY CLUB ESTATES UNIT 11 Map Ref:VOL 34 PG 2City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
12	.42Mi.	**4621 WEISKOPF CIR** **CORPUS CHRISTI, TX 78413-2148**	10/06/2025			2052	//	1978	18,034 SF	
		APN: 1863-0019-0060 Document #: 2025036007 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 19 Subdivision: COUNTRY CLUB ESTATES UNIT 19 MapRef: VOL 42 PG 27 Abbreviated Description: Lot:6 Block:19 Subdivision:COUNTRY CLUB ESTATES UNIT 19 Map Ref:VOL 42 PG 27City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
13	.44Mi.	**6605 ROBINA LN** **CORPUS CHRISTI, TX 78413-2019**	09/23/2025			1658	//	2017	4,617 SF	

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APN: 1877-0001-0060 Document #: 2025034233
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: COUNTRY CLUB ESTATES UNIT 33 MapRef: VOL 68 PG 338 Abbreviated Description: Lot:6 Block:1
Subdivision:COUNTRY CLUB ESTATES UNIT 33 Map Ref:VOL 68 PG 338

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.	**4209 JENNIFER WAY**	**02/10/2020**	$278,421	$278,421	1,521		2019	5,445 SF	
.01Mi.	**4205 JENNIFER WAY**	**08/23/2019**	$269,882	$269,882	1,472		2019	5,489 SF	
.01Mi.	**4213 JENNIFER WAY**	**10/15/2021**	$261,362	$261,362	1,411		2019	5,445 SF	
.02Mi.	**4217 JENNIFER WAY**	**11/15/2019**	$278,352	$278,352	1,414		2019	5,401 SF	
.02Mi.	**4201 JENNIFER WAY**	**05/11/2019**	$265,684	$265,684	1,407		2018	6,752 SF	
.02Mi.	**4380 SUMMER WIND DR**	**08/16/2010**	$258,816	$258,816	1,405		2010	6,098 SF	
.02Mi.	**4376 SUMMER WIND DR**	**08/25/2025**	$252,924	$252,924	1,405		2010	6,098 SF	
.02Mi.	**6738 BREANN LN**	**03/01/2023**	$257,179	$257,179	1,385		2019	4,487 SF	
.03Mi.	**4221 JENNIFER WAY**	**05/21/2021**	$261,347	$261,347	1,411		2019	5,401 SF	
.03Mi.	**4384 SUMMER WIND DR**	**08/11/2025**	$248,334	$248,334	1,405		2010	6,098 SF	
.03Mi.	**4372 SUMMER WIND DR**	**04/20/2018**	$319,479	$319,479	1,499		2011	6,578 SF	
.03Mi.	**6737 BREANN LN**	**02/08/2021**	$242,536	$242,536	1,273		2020	5,227 SF	
.03Mi.	**4388 SUMMER WIND DR**	**12/11/2017**	$254,373	$254,373	1,405		2010	6,316 SF	
.03Mi.	**6734 BREANN LN**	**02/21/2020**	$259,671	$259,671	1,419		2019	4,051 SF	
.03Mi.	**6777 MIKAYLA ST**	**03/11/2020**	$259,497	$259,497	1,394		2019	4,487 SF	
.03Mi.	**4225 JENNIFER WAY**	**12/19/2022**	$261,813	$261,813	1,411		2019	5,401 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	36.3 years old	Households:	15,158
Median Household Income:	$71,811	Households w/Family:	64%
Household Income Per Capita:	$37,250	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

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
3.47Mi.	**Windsor Park G/T** Number of Students: 602 Student-Teacher Ratio: 16.27	A+	Public	1 - 5
1.41Mi.	**Mary Carroll High School** Number of Students: 1,928 Student-Teacher Ratio: 17.37	D	Public	9 - 12
5.51Mi.	**Wynn Seale Metropolitan School of Design** Number of Students: 682 Student-Teacher Ratio: 15.94	B+	Public	PK - 6
4.54Mi.	**Dorothy Adkins Middle School** Number of Students: 518	B-	Public	6 - 8

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Student-Teacher Ratio: 18.41				
5.39Mi. **Early Childhood Development Center** Number of Students: 150 Student-Teacher Ratio: 16.89		A+	Public	PK - PK
0.26Mi. **Joseph T. Dawson Elementary School** Number of Students: 548 Student-Teacher Ratio: 17.25		B+	Public	PK - 5
6.06Mi. **Harold T Branch Academy for Career & Technical Education** Number of Students: 248 Student-Teacher Ratio: 18.83		A	Public	9 - 12

Flood Report

The Subject Property of **4209 JENNIFER WAY, CORPUS CHRISTI, TX 78413-1910** 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	115%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	82%	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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Data deemed reliable, but not guaranteed.
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