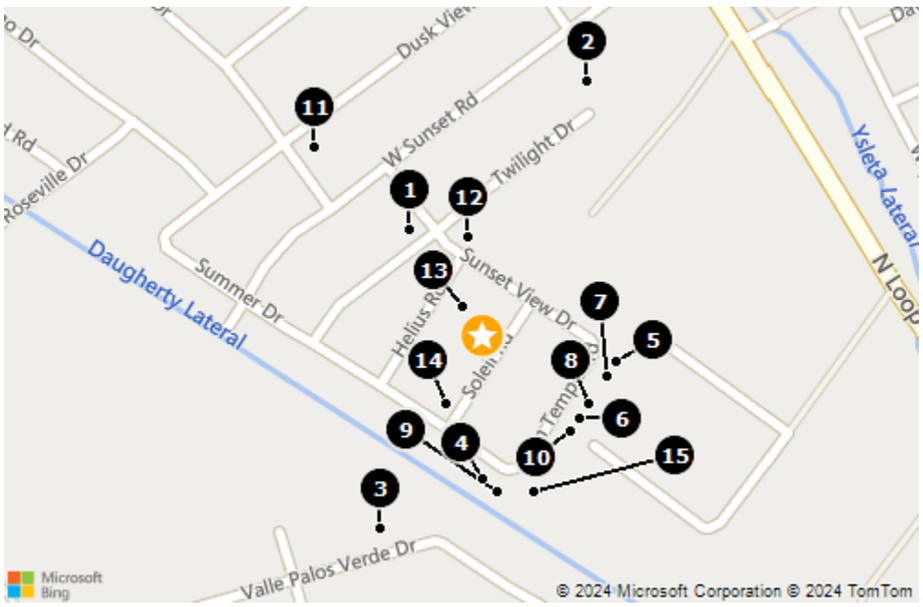
SiteX™ Report

OrderID: 91607072

SiteX Property Information Report



Subject Property Location

445 SOLEIL RD, SOCORRO, TX 79927-4870

County:	**EL PASO TX**	Census Tract:	481410104.043000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S986-000-0100-1600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	7
Value Range:	$224,130 - $257,870	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	CSO ISO SCC SF2
Assd Land Value:	$19,250	Market Land Value:	$19,250	Tax Year:	2023
Assd Improvement:	$223,724	Market Improvment Value:	$223,724	Total Taxable Value:	$7,286
Total Assessed Value:	$242,974	Total Assessor Market Value:	$242,974	Delinquent Year:	
				Tax Account ID:	706295
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 10 Subdivision: SUNSET VALLEY ESTATES #2 AMENDING

Abbreviated Description:	BLK 10 SUNSET VALLEY ESTATES #2 AMENDING LOT 16
City/Muni/Twp:	CITY OF SOCORRO

Property Characteristics

Lot Size:	5,998 SF	Bedrooms:	3	Pool:	
Building Area:	1528 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	N/A
Document #:	20230030246 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2023		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 16 Block: 10 Subdivision: SUNSET VALLEY ESTATES UNIT II Map Ref: FILE 20210094091

Prior Transfer

Recording Date:	04/27/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 10 Subdivision: SUNSET VALLEY ESTATES #2 AMENDING
Abbreviated Description: BLK 10 SUNSET VALLEY ESTATES #2 AMENDING LOT 16
City/Muni/Twp: CITY OF SOCORRO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,993 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2022
Price Range - 2 Yrs		Age Range	2 years to 34 years
Median Value		Median Age	2 years

SiteX™ Report

OrderID: 91607072

Comparable Sales Data

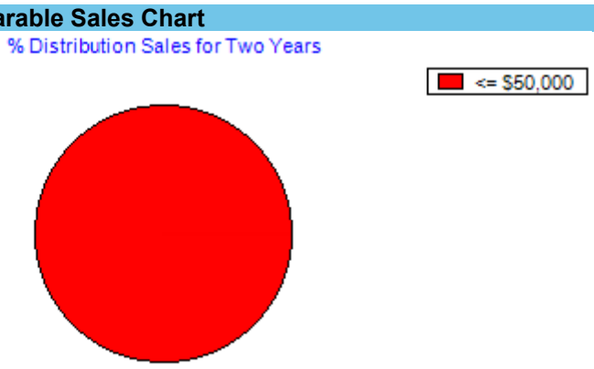
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**11482 SUNSET VIEW DR** **SOCORRO, TX 79927-4528**	05/20/2024				//		7,993 SF	
	APN: S986-000-0070-0100 Document #: 20240035888 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Subdivision: SUNSET VALLEY ESTATES UNIT 2 AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Block:7 Subdivision:SUNSET VALLEY ESTATES UNIT 2 AMENDING PLAT Map Ref:FILE 20210094091Abbreviated Description:PORTION OF LOT 1									
2	.19Mi.	**549 TWILIGHT DR** **SOCORRO, TX 79927-4868**	04/30/2024				//		11,164 SF	
	APN: S986-000-0060-2900 Document #: 20240030488 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 6 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:29 Block:6 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
3	.15Mi.	**421 VALLE PALOS VERDES DR** **SOCORRO, TX 79927-3449**	04/24/2024			1661	//1	1990	19,998 SF	
	APN: H011-000-0010-5800 Document #: 20240028992 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 58 Block: 1 Subdivision: HACIENDAS DEL VALLE UNIT 2 MapRef: VOL 63 PG 15&15A Abbreviated Description: Lot:58 Block:1 Subdivision:HACIENDAS DEL VALLE UNIT 2 Map Ref:VOL 63 PG 15&15ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO									
4	.1Mi.	**11502 SUMMER DR** **SOCORRO, TX 79927-4537**	04/02/2024				//		7,405 SF	
	APN: S986-000-0080-1300 Document #: 20240022150 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:13 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
5	.09Mi.	**456 SUN TEMPLE RD** **SOCORRO, TX 79927-4871**	03/28/2024				//		5,998 SF	
	APN: S986-000-0080-2500 Document #: 20240021856 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:25 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
6	.09Mi.	**440 SUN TEMPLE RD** **SOCORRO, TX 79927-4871**	03/04/2024				//		5,998 SF	
	APN: S986-000-0080-2100 Document #: 20240014947 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:21 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
7	.09Mi.	**452 SUN TEMPLE RD** **SOCORRO, TX 79927-4871**	02/15/2024				//		5,998 SF	
	APN: S986-000-0080-2400 Document #: 20240010647 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:24 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
8	.09Mi.	**444 SUN TEMPLE RD** **SOCORRO, TX 79927-4871**	02/01/2024				//		5,998 SF	
	APN: S986-000-0080-2200 Document #: 20240006996 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:22 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
9	.11Mi.	**11504 SUMMER DR** **SOCORRO, TX 79927-4537**	01/24/2024				//		8,194 SF	
	APN: S986-000-0080-1400 Document #: 20240004780 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:14 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091									
10	.09Mi.	**436 SUN TEMPLE RD** **SOCORRO, TX 79927-4871**	01/04/2024				//		5,998 SF	
	APN: S986-000-0080-2000 Document #: 20240000600 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 8 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FLE 20210094091 Abbreviated Description: Lot:20 Block:8 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FLE 20210094091									
11	.18Mi.	**11467 VAN NUYS DR** **SOCORRO, TX 79927-3600**	12/27/2023			1506	6/3/2	2022	8,185 SF	
	APN: S986-000-0040-1800 Document #: 20230092861 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 4 Subdivision: SUNSET VALLEY ESTATES UNIT 1 AMENDING PLAT MapRef: FILE 20200033329 Abbreviated Description: Lot:18 Block:4 Subdivision:SUNSET VALLEY ESTATES UNIT 1 AMENDING PLAT Map Ref:FILE 20200033329									
12	.07Mi.	**500 TWILIGHT DR** **SOCORRO, TX 79927-4868**	12/08/2023				//		8,904 SF	
	APN: S986-000-0060-4400 Document #: 20230089075 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: 6 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:44 Block:6 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDING PLAT Map Ref:FILE 20210094091City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO									
13	.02Mi.	**448 HELIUS RD** **SOCORRO, TX 79927-4869**	11/17/2023			1941	7/4/2.5	2022	5,998 SF	
	APN: S986-000-0100-0300 Document #: 20230084475 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 10 Subdivision: SUNSET VALLEY ESTATES UNIT II MapRef: FILE 20210094091 Abbreviated Description: Lot:3 Block:10 Subdivision:SUNSET VALLEY ESTATES UNIT II Map Ref:FILE 20210094091									
14	.05Mi.	**11495 SUMMER DR** **SOCORRO, TX 79927-4831**	11/08/2023				//		8,028 SF	

APN: S986-000-0100-1100 Document #: 20230082381
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 10 Subdivision: SUNSET VALLEY ESTATES UNIT II AMENDED PLAT MapRef: FILE 20210094091 Abbreviated Description: Block:10 Subdivision:SUNSET VALLEY ESTATES UNIT II AMENDED PLAT Map Ref:FILE 20210094091Abbreviated Description:PORTION OF LOT 11 City/Muni/Twp:SOCORRO City/Muni/Twp: SOCORRO

15 .11Mi. **420 SUN TEMPLE RD** 11/01/2023 // 8,799 SF
SOCORRO, TX 79927-4871

APN: S986-000-0080-1600 Document #: 20230080670
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 8 Subdivision: SUNSET VALLEY ESTAETS UNIT II AMENDING PLAT MapRef: FILE 20210094091 Abbreviated Description: Lot:16 Block:8 Subdivision:SUNSET VALLEY ESTAETS UNIT II AMENDING PLAT Map Ref:FILE 20210094091

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.	**445 SOLEIL RD**	**04/27/2023**	$242,974	$242,974	1,528	6/3/2	2022	5,998 SF	
.01Mi.	**449 SOLEIL RD**	**07/18/2023**	$252,433	$252,433	1,620	6/3/2	2022	5,998 SF	
.01Mi.	**441 SOLEIL RD**	**11/17/2021**	$262,297	$262,297	1,744	7/4/2	2022	5,998 SF	
.02Mi.	**437 SOLEIL RD**	**11/17/2021**	$281,999	$281,999	2,031	7/4/2	2022	5,998 SF	
.02Mi.	**444 HELIUS RD**	**11/17/2021**	$259,290	$259,290	1,706	7/4/2.5	2022	5,998 SF	
.02Mi.	**448 HELIUS RD**	**11/17/2021**	$280,867	$280,867	1,941	7/4/2.5	2022	5,998 SF	
.02Mi.	**440 HELIUS RD**	**11/17/2021**	$280,867	$280,867	1,941	7/4/2.5	2022	5,998 SF	
.03Mi.	**433 SOLEIL RD**	**04/13/2023**	$258,443	$258,443	1,744	7/4/2	2022	5,998 SF	
.03Mi.	**452 HELIUS RD**	**11/17/2021**	$237,895	$237,895	1,446	6/3/2.5	2022	5,998 SF	
.03Mi.	**436 HELIUS RD**	**11/17/2021**	$251,276	$251,276	1,599	6/3/2.5	2022	5,998 SF	
.03Mi.	**444 SOLEIL RD**	**04/27/2022**	$256,952	$256,952	1,501	7/4/2	2021	5,998 SF	
.03Mi.	**440 SOLEIL RD**	**08/05/2022**	$265,957	$265,957	1,629	7/4/2	2021	5,998 SF	
.03Mi.	**448 SOLEIL RD**	**08/31/2022**	$257,882	$257,882	1,567	7/3/2	2022	5,998 SF	
.04Mi.	**456 HELIUS RD**	**07/14/2023**	$50,110	$50,110	1,262	5/3/2	2022	6,207 SF	
.04Mi.	**432 HELIUS RD**	**06/28/2023**	$236,649	$236,649	1,432	6/3/2.5	2022	5,998 SF	
.04Mi.	**436 SOLEIL RD**	**10/17/2022**	$260,396	$260,396	1,558	7/4/2	2021	5,998 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

SiteX™ Report

OrderID: 91607072

Flood Report

The Subject Property of **445 SOLEIL RD, SOCORRO, TX 79927-4870** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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