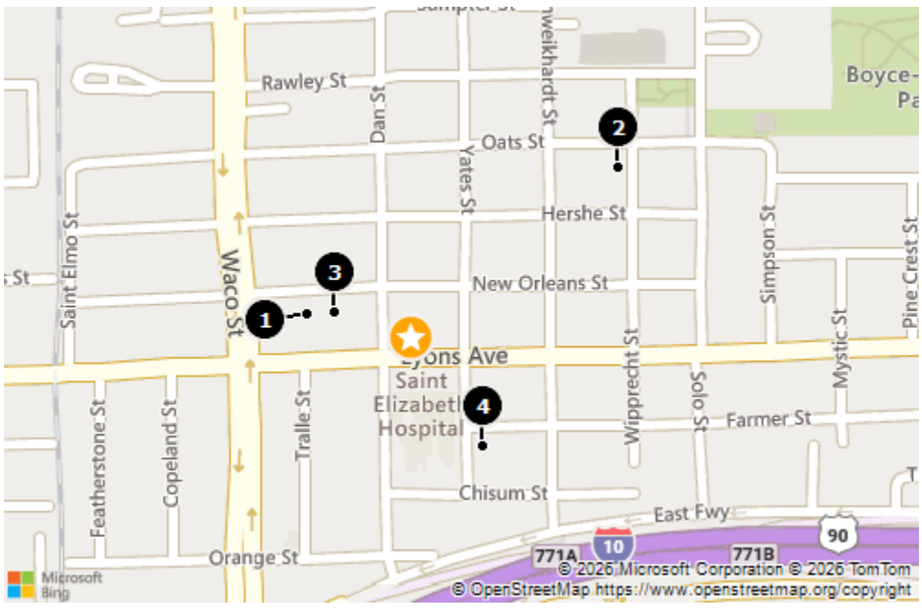
ICE SiteX Report

OrderID: 98444659

SiteX Property Information Report



Subject Property Location

4507 LYONS AVE, HOUSTON, TX 77020-2648

County:	**HARRIS TX**	Census Tract:	482012113.022011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0041190000009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$157,700 - $222,300	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$100,000	Market Land Value:	$100,000	Tax Year:	2024
Assd Improvement:	$90,289	Market Improvment Value:	$90,289	Total Taxable Value:	$4,167
Total Assessed Value:	$190,289	Total Assessor Market Value:	$190,289	Delinquent Year:	
				Tax Account ID:	004-119-000-0009
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 113 District: 061 Subdivision: AUGUSTA Map Ref: MAP 5558C
Abbreviated Description: LT 9 BLK 113 AUGUSTA
City/Muni/Twp: CITY OF HOUSTON

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:	3	Pool:	
Building Area:	1035 SF	Baths:	1	Fireplace:	
Year Built:	1991	Partial Baths:	1	Type Const:	Metal
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Cottage	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	2024-278591 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION
City/Muni/Twp: HOUSTON

Mortgage Record

Recording Date:	12/19/2023	Loan Amount:	N/A
Document #:	2023-475891 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION
City/Muni/Twp: HOUSTON

Mortgage Record

Recording Date:	06/05/2023	Loan Amount:	N/A
Document #:	2023-204523 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION
City/Muni/Twp: HOUSTON

ICE SiteX Report

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Mortgage Record

Recording Date:	12/21/2021	Loan Amount:	N/A
Document #:	2021-727128 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION
City/Muni/Twp: HOUSTON

Prior Transfer

Recording Date:	01/12/2018	Sales Price:	N/A
Document #:	20180017510 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/11/2018		
Document Type:			

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION Map Ref: VOL56 PG139
City/Muni/Twp: HOUSTON

Prior Transfer

Recording Date:	09/26/2017	Sales Price:	N/A
Document #:	20170422167 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/25/2017		
Document Type:			

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION Map Ref: VOL56 PG139
City/Muni/Twp: HOUSTON

Prior Transfer

Recording Date:	09/25/2017	Sales Price:	N/A
Document #:	20170420570 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/21/2017		
Document Type:			

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION Map Ref: VOL56 PG139
City/Muni/Twp: HOUSTON

Prior Transfer

Recording Date:	09/30/2004	Sales Price:	N/A
Document #:	X956514 BK-PG 59329-2140	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/2004		
Document Type:			

Legal Description:
Lot: 9 Block: 113 Subdivision: AUGUSTA ADDITION Map Ref: DD56 PG139

Prior Transfer

Recording Date:	12/29/1998	Sales Price:	N/A
Document #:	T464018 BK-PG 52306-1408	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/16/1998		
Document Type:			

Legal Description:
Subdivision: VICTORIAN VILLAGE APARTMENTS SECTION THREE Map Ref: MB162 PG100
Abbreviated Description: SOUTH26.250 FT N156.458 FT BLDG LOCATION #58 J M SWISHER SUR
City/Muni/Twp: HOUSTON

Prior Transfer

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

Legal Description:
Lot: 9 Block: 113 District: 061 Subdivision: AUGUSTA Map Ref: MAP 5558C
Abbreviated Description: LT 9 BLK 113 AUGUSTA
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2.5
Median Lot Size	4,001 SF	Median # of Baths	1.5
Median Living Area	1,484 SF	Median Year Built	1948
Price Range - 2 Yrs		Age Range	7 years to 90 years
Median Value		Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**4408 NEW ORLEANS ST** **HOUSTON, TX 77020-2651**	09/08/2026			1340	5/2/1	1940	5,001 SF	
		APN: 0513600000005 Document #: 2026-365525 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: BURKE Abbreviated Description: Lot:5 Block:4 Subdivision:BURKE								
2	.19Mi.	**4708 OATS ST** **HOUSTON, TX 77020-4210**	07/24/2026			1968	6/3/2	1956	5,001 SF	
		APN: 0041130000005 Document #: 2026-299452 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 107 Subdivision: AUGUSTA ADDITION Abbreviated Description: Lot:5 Block:107 Subdivision:AUGUSTA ADDITION								
3	.05Mi.	**4412 NEW ORLEANS ST** **HOUSTON, TX 77020-2651**	07/07/2026			1628	6/3/2	2019	2,500 SF	
		APN: 1392840010002 Document #: 2026-269897 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 2 Block: 1 Subdivision: LINCOLN LANDING MapRef: MF 683161 Abbreviated Description: Lot:2 Block:1 Subdivision:LINCOLN LANDING Map Ref:MF 683161

4	.09Mi.	**4602 FARMER ST** **HOUSTON, TX 77020-4331**	06/30/2026	828	4/2/1	1936	3,001 SF

APN: 0041280000012 Document #: 2026-261280
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 122 Subdivision: AUGUSTA ADDITION Abbreviated Description: Block:122 Subdivision:AUGUSTA ADDITION Abbreviated Description:WEST37.5FT LOT1 City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

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.	**4507 LYONS AVE**		$190,289	$190,289	1,035	5/3/1	1991	5,001 SF	
.01Mi.	**4515 LYONS AVE**		$169,479	$169,479	1,010	5/3/1	1991	5,001 SF	
.02Mi.	**1614 DAN ST**		$148,874	$148,874	1,024	5/2/1	1926	5,001 SF	
.02Mi.	**4517 LYONS AVE**		$127,145	$127,145	1,214	5/2/1	1918	5,001 SF	
.02Mi.	**1616 DAN ST**		$125,314	$125,314	672	4/2/1	1926	5,001 SF	
.04Mi.	**4416 NEW ORLEANS ST**		$157,992	$157,992	982	5/2/1	1940	7,701 SF	
.04Mi.	**4415 LYONS AVE**		$193,536	$193,536	1,032	5/2/2	1940	5,001 SF	
.05Mi.	**4414 NEW ORLEANS ST**		$308,568	$308,568	1,850	6/3/2	2023	2,496 SF	
.05Mi.	**4503 NEW ORLEANS ST**		$142,717	$142,717	1,196	5/3/1	1930	5,001 SF	
.05Mi.	**4414 NEW ORLEANS ST**		$308,568	$308,568	1,850	6/3/2	2023	2,496 SF	
.05Mi.	**4501 NEW ORLEANS ST**		$147,089	$147,089	1,032	5/2/1	1930	5,001 SF	
.05Mi.	**4511 NEW ORLEANS ST**		$134,812	$134,812	1,008	5/2/1	1930	5,001 SF	
.05Mi.	**4519 NEW ORLEANS ST**		$150,632	$150,632	1,008	6/3/1	1930	5,001 SF	
.05Mi.	**4602 NEW ORLEANS ST**		$216,817	$216,817	2,257	8/5/2	1940	5,502 SF	
.05Mi.	**1705 YATES ST**		$295,000	$295,000	1,688	7/4/2	2014	2,622 SF	
.05Mi.	**4413 LYONS AVE**		$176,082	$176,082	986	5/2/1	1940	5,001 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	39.0 years old	Households:	9,453
Median Household Income:	$46,936	Households w/Family:	62%
Household Income Per Capita:	$23,280	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Wheatley High School** Number of Students: 537 Student-Teacher Ratio: 9.21	F	Public	9 - 12
0.27Mi.	**Atherton Elementary School** Number of Students: 450 Student-Teacher Ratio: 14.52	D	Public	EE - 5
1.17Mi.	**Fleming Middle School** Number of Students: 319 Student-Teacher Ratio: 13.7	D-	Public	6 - 8

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	108%	SIMILAR
OVERALL	118%	HIGHER

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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