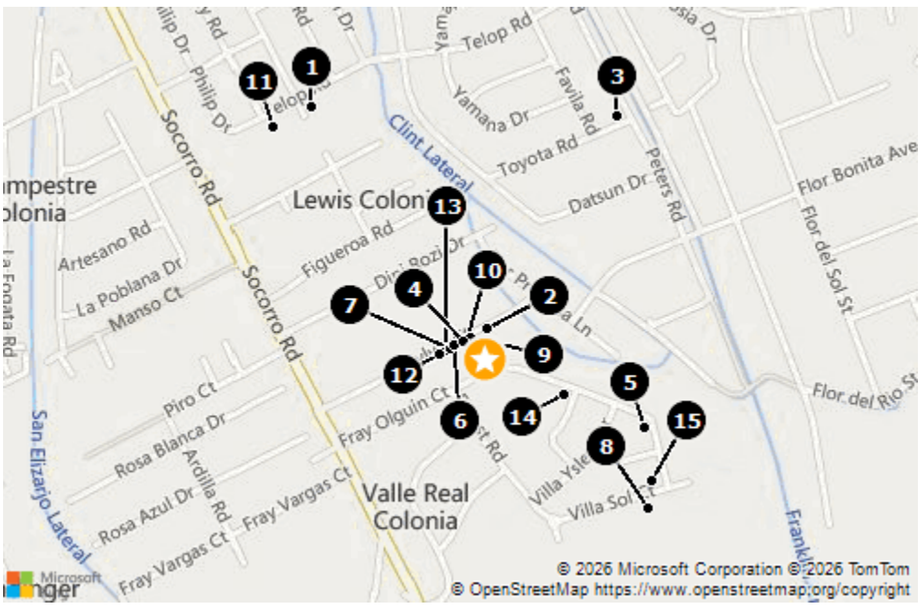
ICE SiteX Report

OrderID: 98722943

SiteX Property Information Report



Subject Property Location

453 FRAY OLGUIN CT, EL PASO, TX 79927-2999

County:	**EL PASO TX**	Census Tract:	481410104.103007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	V851-000-0010-0300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$219,480 - $252,520	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CSO ISO SCC SF2
Assd Land Value:	$36,322	Market Land Value:	$36,322	Tax Year:	2025
Assd Improvement:	$192,683	Market Improvment Value:	$192,683	Total Taxable Value:	$5,079
Total Assessed Value:	$229,005	Total Assessor Market Value:	$229,005	Delinquent Year:	
				Tax Account ID:	706048
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 1 Subdivision: VILLAS DE SOCORRO

Abbreviated Description:	BLK 1 VILLAS DE SOCORRO LOT 3
City/Muni/Twp:	CITY OF SOCORRO

Property Characteristics

Lot Size:	6,945 SF	Bedrooms:	3	Pool:	
Building Area:	1469 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	$234,893
Document #:	20260041249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	N/A
Document #:	20230052032 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 3 Block: 1 Subdivision: VILLAS DE SOCORRO
Abbreviated Description: BLK 1 VILLAS DE SOCORRO LOT 3
City/Muni/Twp: CITY OF SOCORRO

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	N/A
Document #:	20230052032 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/19/2023		
Document Type:			

Legal Description:

Lot: 3 Block: 1 Subdivision: VILLAS DE SOCORRO Map Ref: FILE 20210013297
City/Muni/Twp: EL PASO

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,555 SF	Median # of Baths	2
Median Living Area	1,584 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 36 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**496 TELOP RD** **EL PASO, TX 79927-3208**	07/02/2026			1155	//1	1990	6,945 SF	
		APN: F800-001-0004-0009 Document #: 20260056086 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: FRIEDMAN ESTATES UNIT 1 MapRef: VOL 37 PG 4 Abbreviated Description: Lot:9 Block:4 Subdivision:FRIEDMAN ESTATES UNIT 1 Map Ref:VOL 37 PG 4							
2	.04Mi.	**438 SYLVIA CT** **EL PASO, TX 79927-3283**	06/29/2026			1377	7/3/2	2025	8,555 SF	
		APN: S319-000-0010-0300 Document #: 20260054700 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 202300060865 Abbreviated Description: Lot:3 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 202300060865							
3	.38Mi.	**11640 PETERS RD** **EL PASO, TX 79927-3229**	05/01/2026			1584	//1.5	1991	10,658 SF	
		APN: F800-002-0240-0110 Document #: 20260036321 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 24 Subdivision: FRIEDMAN ESTATES UNIT 2 MapRef: VOL 699 PG 504 Abbreviated Description: Lot:11 Block:24 Subdivision:FRIEDMAN ESTATES UNIT 2 Map Ref:VOL 699 PG 504							
4	.05Mi.	**462 SYLVIA CT** **EL PASO, TX 79927-3283**	04/07/2026			1466	6/3/2.5	2025	8,555 SF	
		APN: S319-000-0010-0900 Document #: 20260027863 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 20230060865 Abbreviated Description: Lot:9 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 20230060865							
5	.24Mi.	**356 FRAY OLGUIN CT** **EL PASO, TX 79927-2998**	03/10/2026			1588	7/4/2	2022	9,862 SF	
		APN: V851-000-0040-1700 Document #: 20260019893 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 4 Subdivision: VILLAS DE SOCORRO MapRef: FILE 20210013297 Abbreviated Description: Lot:17 Block:4 Subdivision:VILLAS DE SOCORRO Map Ref:FILE 20210013297							
6	.08Mi.	**470 SYLVIA CT** **EL PASO, TX 79927-3283**	03/04/2026			1953	7/4/3	2025	8,555 SF	
		APN: S319-000-0010-1100 Document #: 20260018234 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: SENDERO FLORES VILLAGE SUBDIVISION MapRef: FILE 20230060865 Abbreviated Description: Lot:11 Block:1 Subdivision:SENDERO FLORES VILLAGE SUBDIVISION Map Ref:FILE 20230060865							
7	.09Mi.	**474 SYLVIA CT** **EL PASO, TX 79927-3283**	02/11/2026			1672	6/3/2	2025	8,555 SF	
		APN: S319-000-0010-1200 Document #: 20260011415 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 202300060865 Abbreviated Description: Lot:12 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 202300060865							
8	.3Mi.	**416 VILLA SOL CT** **EL PASO, TX 79927-3073**	01/07/2026			2676	8/5/3.5	2021	6,260 SF	
		APN: V851-000-0060-1300 Document #: 20260001358 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 6 Subdivision: VILLAS DE SOCORRO MapRef: FILE 20210013297 Abbreviated Description: Lot:13 Block:6 Subdivision:VILLAS DE SOCORRO Map Ref:FILE 20210013297							
9	.03Mi.	**454 SYLVIA CT** **EL PASO, TX 79927-3283**	12/22/2025			1448	6/3/2	2025	8,555 SF	
		APN: S319-000-0010-0700 Document #: 20250101142 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 202300060865 Abbreviated Description: Lot:7 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 202300060865							
10	.04Mi.	**458 SYLVIA CT** **EL PASO, TX 79927-3283**	11/21/2025			1388	6/3/2	2025	8,555 SF	
		APN: S319-000-0010-0800 Document #: 20250092971 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 202300060865 Abbreviated Description: Lot:8 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 202300060865							
11	.43Mi.	**528 TELOP RD** **EL PASO, TX 79927-3209**	10/02/2025			1673	7/3/2	2024	7,560 SF	
		APN: F800-001-0010-0004 Document #: 20250078569 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 10 Subdivision: FRIEDMAN ESTATES UNIT 1 MapRef: VOL 37 PG 4 Abbreviated Description: Lot:4 Block:10 Subdivision:FRIEDMAN ESTATES UNIT 1 Map Ref:VOL 37 PG 4							
12	.16Mi.	**486 SYLVIA CT** **EL PASO, TX 79927-3283**	10/01/2025			1376	6/3/2	2025	8,555 SF	
		APN: S319-000-0010-1600 Document #: 20250078384 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: SENDERO FLORES VILLAGE SUBDIVISION MapRef: FILE 20230060865 Abbreviated Description: Lot:16 Block:1 Subdivision:SENDERO FLORES VILLAGE SUBDIVISION Map Ref:FILE 20230060865							
13	.1Mi.	**478 SYLVIA CT**	08/20/2025			1672	6/3/2	2025	8,555 SF	

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EL PASO, TX 79927-3283
APN: S319-000-0010-1300 Document #: 20250065893
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: SENDERO FLORES VILLAGE MapRef: FILE 202300060865 Abbreviated Description: Lot:13 Block:1 Subdivision:SENDERO FLORES VILLAGE Map Ref:FILE 202300060865

14	.12Mi.	**401 GRAN VILLA PL**	08/18/2025	1344	7/4/2		7,143 SF

EL PASO, TX 79927-3080
APN: V851-000-0020-1300 Document #: 20250065280
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: VILLAS DE SOCORRO MapRef: FILE 20210013297 Abbreviated Description: Lot:13 Block:2 Subdivision:VILLAS DE SOCORRO Map Ref:FILE 20210013297

15	.28Mi.	**413 VILLA SOL CT**	06/27/2025	2910	11/5/3	2021	6,106 SF

EL PASO, TX 79927-3073
APN: V851-000-0040-2800 Document #: 20250051110
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 4 Subdivision: VILLAS DE SOCORRO MapRef: FILE 20210013297 Abbreviated Description: Lot:28 Block:4 Subdivision:VILLAS DE SOCORRO Map Ref:FILE 20210013297

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.	**453 FRAY OLGUIN CT**	**07/19/2023**	$229,005	$229,005	1,469	7/3/2	2023	6,945 SF	
.01Mi.	**457 FRAY OLGUIN CT**	**07/31/2023**	$229,032	$229,032	1,504	6/3/2	2023	6,120 SF	
.01Mi.	**449 FRAY OLGUIN CT**	**07/03/2023**	$230,650	$230,650	1,464	7/3/2	2023	7,649 SF	
.02Mi.	**445 FRAY OLGUIN CT**	**07/26/2023**	$264,950	$264,950	1,795	8/4/2	2023	8,958 SF	
.03Mi.	**461 FRAY OLGUIN CT**	**04/29/2022**	$319,127	$319,127	2,251	7/4/2	2021	14,242 SF	
.03Mi.	**454 SYLVIA CT**	**12/17/2025**	$252,397	$252,397	1,448	6/3/2	2025	8,555 SF	
.03Mi.	**442 SYLVIA CT**	**08/28/2024**	$273,498	$273,498	1,660	6/3/2	2025	8,555 SF	
.03Mi.	**441 FRAY OLGUIN CT**	**12/02/2024**	$236,676	$236,676	1,489	7/4/2	2023	9,343 SF	
.04Mi.	**440 FRAY OLGUIN CT**	**04/14/2026**	$220,352	$220,352	1,306	7/4/2	2022	9,151 SF	
.04Mi.	**444 FRAY OLGUIN CT**	**07/26/2022**	$225,995	$225,995	1,408	7/4/2	2022	9,669 SF	
.04Mi.	**458 SYLVIA CT**	**11/20/2025**	$253,896	$253,896	1,388	6/3/2	2025	8,555 SF	
.04Mi.	**438 SYLVIA CT**	**06/26/2026**	$182,635	$182,635	1,377	7/3/2	2025	8,555 SF	
.04Mi.	**436 FRAY OLGUIN CT**	**02/20/2024**	$220,117	$220,117	1,376	6/3/2	2022	8,808 SF	
.04Mi.	**437 FRAY OLGUIN CT**	**08/07/2023**	$262,415	$262,415	1,795	8/4/2	2023	7,887 SF	
.04Mi.	**448 FRAY OLGUIN CT**	**08/29/2022**	$222,237	$222,237	1,376	6/3/2	2022	9,961 SF	
.05Mi.	**452 FRAY OLGUIN CT**	**08/30/2022**	$225,305	$225,305	1,361	7/4/2	2022	9,914 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

ICE SiteX Report

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Flood Report

The Subject Property of **453 FRAY OLGUIN CT, EL PASO, TX 79927-2999** 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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