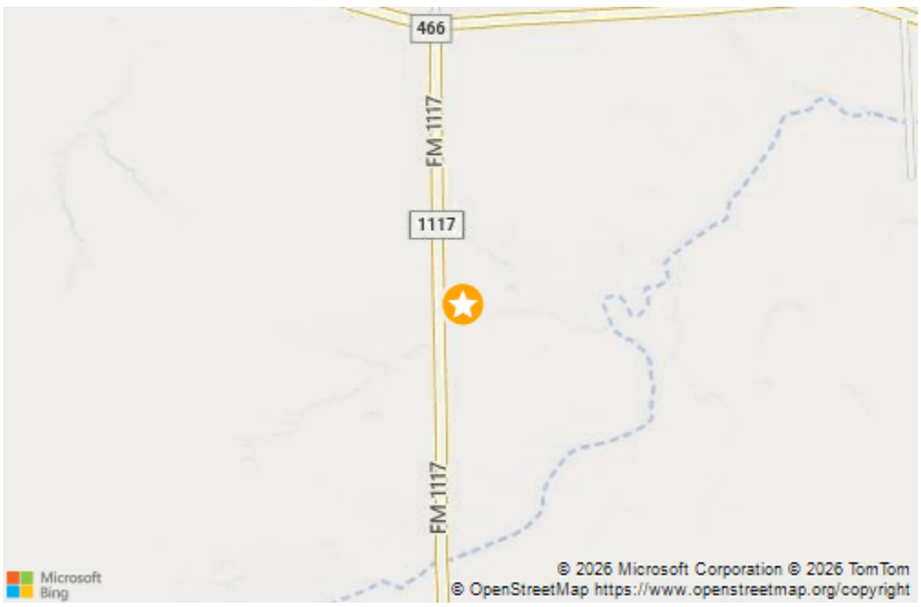
ICE SiteX Report

OrderID: 98722639

SiteX Property Information Report



Subject Property Location

4805 FM 1117, SEGUIN, TX 78155-7950

County:	**GUADALUPE TX**	Census Tract:	481872109.051021
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	2G-0012-0000-01060-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	60	Common Confidence Score:	11
Value Range:	$120,800 - $483,200	ICE Confidence Score:	40		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCO,LTR,SGS
Assd Land Value:	$77,075	Market Land Value:	$77,075	Tax Year:	2025
Assd Improvement:	$129,116	Market Improvment Value:	$129,116	Total Taxable Value:	$2,641
Total Assessed Value:	$206,191	Total Assessor Market Value:	$206,191	Delinquent Year:	
				Tax Account ID:	000000279420
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: CLEMENTS JOSEPH D
Abbreviated Description: ABS: 12 SUR: JOSEPH D CLEMENTS 1.000 AC. MH=NTA1937491/492

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1456 SF	Baths:		Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/20/2025	Loan Amount:	N/A
Document #:	202599015094 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Subdivision: THE JD CLEMENTS SURVEY NO 14 ABSTRACT 12

Prior Transfer

Recording Date:	01/30/2024	Sales Price:	N/A
Document #:	202400002148 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2022	Sales Price:	N/A
Document #:	202299036444 BK-PG 2022 -99036444	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: CLEMENTS JOSEPH D
Abbreviated Description: ABS: 12 SUR: JOSEPH D CLEMENTS 1.000 AC. MH=NTA1937491/492

Prior Transfer

Recording Date:	12/05/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722639

Document #:	202299036444 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/05/2022		
Document Type:			

Legal Description:
Subdivision: J D CLEMENTS SURVEY NO 14 Map Ref: VOL 2623 PG 942

Prior Transfer

Recording Date:	03/17/2020	Sales Price:	N/A
Document #:	202000006652 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/11/2020		
Document Type:			

Legal Description:
Subdivision: J D CLEMENTS SURVEY NO 14 ABSTRACT 12

No Comparable Sales Found

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.	**4805 FM 1117**	**12/05/2022**	$206,191	$206,191	1,456		2020	1 SF	
.1Mi.	**4715 FM 1117**	**09/19/2014**	$195,490	$175,027	1,792		2001	2 SF	
.18Mi.	**6150 FM 466**	**05/31/2024**	$448,688	$110,823	1,216		1996	15 SF	
.26Mi.	**5161 FM 1117**	**12/27/2002**	$78,914	$78,914	1,120		2003	21,780 SF	
.37Mi.	**5233 FM 1117**	**03/24/2010**	$88,587	$88,587	1,368	/3/2	2002	4 SF	
.41Mi.	**5249 FM 1117**	**08/07/2018**	$174,387	$166,882	1,568		1994	1 SF	
.44Mi.	**5257 FM 1117**	**03/03/2021**	$300,217	$300,217	1,680		2020	4 SF	
.47Mi.	**6770 FM 466**	**05/16/2017**	$202,160	$11,011				10 SF	
.69Mi.	**5750 FM 466**	**03/26/1999**	$132,818	$132,818	1,904		1982	1 SF	
.73Mi.	**6961 FM 466**	**07/20/2022**	$119,924	$58,817	1,344		1984	1 SF	
.79Mi.	**5626 FM 1117**		$115,541	$115,266	1,792		2019		
.79Mi.	**5626 FM 1117**	**03/21/2019**	$67,692	$55,271	1,216		1988	15,682 SF	
.82Mi.	**5636 FM 1117**	**01/28/2019**	$177,142	$161,819	2,432		2018	11,238 SF	
.83Mi.	**7300 FM 466**	**03/07/2024**	$477,073	$477,073	1,378	//2	2017	20 SF	
.86Mi.	**7310 FM 466**	**11/26/2019**	$130,606	$126,036	1,568		1982	21,780 SF	
.93Mi.	**5782 FM 1117**	**12/01/2012**	$39,223	$39,223				1 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.7 years old	Households:	22,114
Median Household Income:	$70,120	Households w/Family:	70%
Household Income Per Capita:	$35,252	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Seguin Independent School District	Students:	7,290
Number of Schools:	14	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.94Mi.	**Koennecke Elementary School** Number of Students: 560 Student-Teacher Ratio: 17.35	C+	Public	KG - 5
6.09Mi.	**Seguin High School** Number of Students: 2,020 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	D	Public	9 - 12
4.75Mi.	**Jim Barnes Middle School** Number of Students: 762 Student-Teacher Ratio: 15.25	D-	Public	6 - 8
7.11Mi.	**Ball Early Childhood Center** Number of Students: 422 Student-Teacher Ratio: 18.35	NA	Public	PK - PK

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Flood Report

The Subject Property of **4805 FM 1117, SEGUIN, TX 78155-7950** 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	102%	SIMILAR
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	112%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

7/2/2025 - Severe Storm, Flooding

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