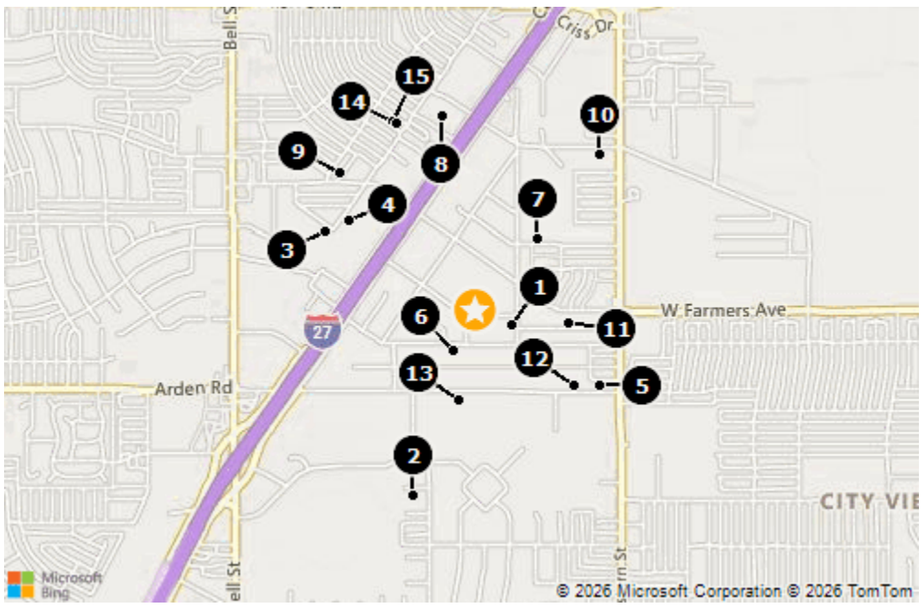
ICE SiteX Report

OrderID: 98444984

SiteX Property Information Report



Subject Property Location

4816 TULIP AVE, AMARILLO, TX 79110-4331

County:	**RANDALL TX**	Census Tract:	483810215.002020
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	R-073-1820-1605	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$174,590 - $267,410	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	R,E,S,FR,CR
Assd Land Value:	$14,140	Market Land Value:	$14,140	Tax Year:	2025
Assd Improvement:	$189,860	Market Improvment Value:	$189,860	Total Taxable Value:	$1,451
Total Assessed Value:	$204,000	Total Assessor Market Value:	$204,000	Delinquent Year:	
				Tax Account ID:	R178910
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 21 Subdivision: SOUTH SIDE ESTATES # 2 Map Ref: MAP K16

Abbreviated Description:	SOUTH SIDE ESTATES # 2, LOT 002, BLK 0021
City/Muni/Twp:	CITY OF AMARILLO

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1500 SF	Baths:	2	Fireplace:	Yes
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	N/A
Document #:	2026009249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2023	Sales Price:	N/A
Document #:	2023006866 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 2 Block: 21 Subdivision: SOUTH SIDE ESTATES # 2 Map Ref: MAP K16
Abbreviated Description: SOUTH SIDE ESTATES # 2, LOT 002, BLK 0021
City/Muni/Twp: CITY OF AMARILLO

Prior Transfer

Recording Date:	04/27/2023	Sales Price:	N/A
Document #:	2023006866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2023		
Document Type:			

Legal Description:

Lot: 2 Block: 21 Subdivision: SOUTH SIDE ESTATES UNIT NO 2 Map Ref: VOL 570 PG 695
City/Muni/Twp: AMARILLO

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Prior Transfer

Recording Date:	09/26/2013	Sales Price:	$48,880
Document #:	2013018034 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/05/2009	Loan Amount:	N/A
Document #:	2009002199 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2024	Type Finance:	

Legal Description:
Lot: 2 Block: 21 Subdivision: SOUTH SIDE ESTATE UNIT #2
City/Muni/Twp: AMARILLO

Prior Transfer

Recording Date:	08/30/2007	Sales Price:	$58,100
Document #:	2007017565 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/07/2006	Loan Amount:	N/A
Document #:	2006017924 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2007	Type Finance:	

Legal Description:
Lot: 2 Block: 21 Subdivision: SOUTH SIDE ESTATES UNIT #2
City/Muni/Twp: AMARILLO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,848 SF	Median Year Built	1977
Price Range - 2 Yrs		Age Range	2 years to 66 years
Median Value		Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**4801 TULIP AVE** **AMARILLO, TX 79110-4330**	09/14/2026			1966	5/2/2	1994	15,246 SF	
		APN: R-090-1160-0380 Document #: 2026018439 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: ZACKS RE SUBDIVISION Abbreviated Description: Lot:8 Block:3 Subdivision:ZACKS RE SUBDIVISION								
2	.52Mi.	**5105 BLACK OAK DR** **AMARILLO, TX 79110-4601**	09/02/2026			2791	8/3/3	1986	10,454 SF	
		APN: R-052-8220-0340 Document #: 2026017639 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: OAKWOOD ADDITION 2 Abbreviated Description: Lot:3 Block:4 Subdivision:OAKWOOD ADDITION 2 City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
3	.45Mi.	**6806 PEPPERDINE DR** **AMARILLO, TX 79109-6563**	05/29/2026			1581	/4/2	2024	5,140 SF	
		APN: 000000299135 Document #: 2026010436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 31 Subdivision: GLENDALE ADDITION UNIT NO 29 MapRef: FILE 2021012305 Abbreviated Description: Lot:3 Block:31 Subdivision:GLENDALE ADDITION UNIT NO 29 Map Ref:FILE 2021012305City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
4	.41Mi.	**6709 STAR LN** **AMARILLO, TX 79109-6567**	05/28/2026			1577	/3/2	2023	5,140 SF	
		APN: 000000299160 Document #: 2026010210 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 29 Subdivision: GLENDALE ADDITION UNIT NO 29 MapRef: FILE 2021012305 Abbreviated Description: Lot:9 Block:29 Subdivision:GLENDALE ADDITION UNIT NO 29 Map Ref:FILE 2021012305City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
5	.39Mi.	**4206 ARDEN RD** **AMARILLO, TX 79110-4102**	03/19/2026			1324	5/3/2	1976	8,712 SF	
		APN: R-044-7300-0900 Document #: 2026004855 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: LOLLY ACRES MapRef: VOL 552 PG 695 Abbreviated Description: Lot:7 Block:2 Subdivision:LOLLY ACRES Map Ref:VOL 552 PG 695City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
6	.14Mi.	**5005 CAMP LN** **AMARILLO, TX 79110-4315**	02/27/2026			3276	/3/3	1976	28,750 SF	
		APN: R-073-1820-0880 Document #: 2026003531 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 8 Subdivision: SOUTH SIDE ESTATES MapRef: VOL 65 PG 38 Abbreviated Description: Block:8 Subdivision:SOUTH SIDE ESTATES Map Ref:VOL 65 PG 38Abbreviated Description:PORTION LOT6 City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
7	.25Mi.	**4408 GARY LN** **AMARILLO, TX 79110-4122**	01/13/2026			1788	6/3/2	1965	8,276 SF	
		APN: R-035-3880-0040 Document #: 2026000617 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Block: 1 Subdivision: HARVEST ACRES ADDITION Abbreviated Description: Block:1 Subdivision:HARVEST ACRES ADDITION Abbreviated Description:PORTION LOTS4&5 City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO								
8	.53Mi.	**6306 CANYON DR** **AMARILLO, TX 79109-6731**	11/24/2025			1833	1/2/1	1960	148,976 SF	
		APN: R-035-8550-0120 Document #: 2025021460 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 1&2 Block: 2 Subdivision: HILL SIDE ESTATES MapRef: VOL 105 PG 615 Abbreviated Description: Subdivision:HILL SIDE ESTATES Map Ref:VOL 105 PG 615Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO

9	.51Mi.	**6411 COLLEGE AVE** **AMARILLO, TX 79109-6744**	11/20/2025	1848	6/3/2	2000	6,534 SF	

APN: R-026-0300-3305 Document #: 2025021180
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 21 Subdivision: GLENDALE ADDITION UNIT NO 24 MapRef: VOL 1953 PG 187 Abbreviated Description: Lot:20 Block:21 Subdivision:GLENDALE ADDITION UNIT NO 24 Map Ref:VOL 1953 PG 187City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO

10	.52Mi.	**4207 CATALPA LN** **AMARILLO, TX 79110-4109**	11/18/2025	1580	5/3/2	1993	7,841 SF	

APN: R-073-1820-1139 Document #: 2025020974
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 13 Subdivision: SOUTH SIDE ESTATES UNIT NO 18 MapRef: VOL 1016 PG 225 Abbreviated Description: Lot:9 Block:13 Subdivision:SOUTH SIDE ESTATES UNIT NO 18 Map Ref:VOL 1016 PG 225City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO

11	.25Mi.	**4227 W FARMERS AVE** **AMARILLO, TX 79110-4107**	11/13/2025	3324	8/5/3	1977	28,750 SF	Yes

APN: R-001-0960-0030 Document #: 2025020714
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ARDENS SUBDIVISION Legal Unit: 2 MapRef: VOL 144 PG 122 Abbreviated Description: Subdivision:ARDENS SUBDIVISION Legal Unit:2 Map Ref:VOL 144 PG 122Abbreviated Description:PORTION LOT3

12	.32Mi.	**4220 ARDEN RD** **AMARILLO, TX 79110-4102**	10/31/2025	2671	8/3/2	1973	47,916 SF	

APN: R-073-1820-1255 Document #: 2025019851
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 17 Section: 5&6 Subdivision: SOUTH SIDE ESTATES MapRef: VOL 65 PG 38 Abbreviated Description: Block:17 Subdivision:SOUTH SIDE ESTATES Map Ref:VOL 65 PG 38Abbreviated Description:PORTION LOT5; POR SECS5&6

13	.26Mi.	**5009 ARDEN RD** **AMARILLO, TX 79110-4305**	09/30/2025	1840	4/2/2	1960	59,677 SF	

APN: R-001-0970-0160 Document #: 2025017544
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Block: 9 Section: 4 Subdivision: ARDENS SUBDIVISION Tract No: 8 MapRef: VOL 95 PG 517 Abbreviated Description: Section:4 Subdivision:ARDENS SUBDIVISION Tract No:8 Map Ref:VOL 95 PG 517Abbreviated Description:PORTION TRACT9

14	.53Mi.	**6308 DARTMOUTH ST** **AMARILLO, TX 79109-6706**	09/29/2025	1900	6/3/2	1977	8,712 SF	

APN: R-026-0300-3060 Document #: 2025017501
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 20 Subdivision: GLENDALE ADDITION UNIT NO 6 MapRef: VOL 580 PG 683 Abbreviated Description: Lot:5 Block:20 Subdivision:GLENDALE ADDITION UNIT NO 6 Map Ref:VOL 580 PG 683City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO

15	.55Mi.	**6306 DARTMOUTH ST** **AMARILLO, TX 79109-6706**	09/26/2025	2346	5/3/2	1977	8,712 SF	

APN: R-026-0300-3050 Document #: 2025017323
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 20 Subdivision: GLENDALE ADDITION UNIT NO 6 MapRef: VOL 580 PG 683 Abbreviated Description: Lot:4 Block:20 Subdivision:GLENDALE ADDITION UNIT NO 6 Map Ref:VOL 580 PG 683City/Muni/Twp:AMARILLO City/Muni/Twp: AMARILLO

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.

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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.	**4816 TULIP AVE**	**04/27/2023**	$204,000	$204,000	1,500	5/3/2	1976	10,454 SF	
.01Mi.	**4814 TULIP AVE**	**03/18/2013**	$239,373	$239,373	1,661	5/3/2	1976	9,583 SF	
.02Mi.	**4812 TULIP AVE**	**07/01/1981**	$277,191	$277,191	2,121	6/3/2	1977	9,583 SF	
.03Mi.	**5000 TULIP AVE**	**08/08/2024**	$426,149	$426,149	3,317	6/4/3	1977	21,344 SF	
.04Mi.	**4810 TULIP AVE**	**12/29/2015**	$230,384	$230,384	1,583	5/3/2	1977	9,583 SF	
.04Mi.	**4821 TULIP AVE**	**05/11/2021**	$343,146	$343,146	2,577	6/5/3	1976	13,504 SF	
.04Mi.	**4827 TULIP AVE**	**07/01/1981**	$370,103	$370,103	2,696	6/3/2	1972	14,810 SF	
.05Mi.	**4817 TULIP AVE**	**07/01/1981**	$283,156	$283,156	2,000	5/3/2	1972	13,504 SF	
.05Mi.	**4808 TULIP AVE**	**07/14/2022**	$256,923	$256,923	1,934	5/3/2	1977	9,583 SF	
.05Mi.	**5003 TULIP AVE**	**11/14/2024**	$194,655	$194,655	1,248	4/2/2	1983	31,363 SF	
.06Mi.	**4815 TULIP AVE**	**07/27/2020**	$268,265	$268,265	1,580		1975	13,504 SF	
.06Mi.	**7006 GREEN HAVEN RD**	**05/09/2002**	$555,178	$555,178	3,636	8/4/4	2002	2 SF	
.06Mi.	**4806 TULIP AVE**	**07/01/1981**	$270,424	$270,424	1,904	6/3/2	1976	9,583 SF	
.06Mi.	**7102 FLOWER ST**	**03/31/2021**	$91,763	$91,763	1,096	5/3/2	1950	12,197 SF	
.06Mi.	**5005 TULIP AVE**	**07/01/1981**	$200,979	$200,979	1,376	5/3/2	1976	8,276 SF	
.07Mi.	**5007 TULIP AVE**	**07/14/2017**	$292,758	$292,758	2,150	7/3/2	1976	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	33.8 years old	Households:	8,188
Median Household Income:	$72,457	Households w/Family:	71%
Household Income Per Capita:	$31,526	Households w/Family Married:	54%
Most Common Education Level:	Some College	Households w/Family Children:	36%

School District

School District Zone:	Canyon Independent School District	Students:	11,565
Number of Schools:	21	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.60Mi.	**Randall High School** Number of Students: 1,126 Student-Teacher Ratio: 13.69 Advanced Placement: Yes	B	Public	9 - 12
2.39Mi.	**Greenways Intermediate School** Number of Students: 629 Student-Teacher Ratio: 16.49	A-	Public	5 - 6
1.03Mi.	**Gene Howe Elementary School** Number of Students: 363 Student-Teacher Ratio: 14.77	C+	Public	KG - 4
1.72Mi.	**West Plains Junior High School** Number of Students: 630 Student-Teacher Ratio: 15.89	A	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	108%	SIMILAR
OVERALL	98%	SIMILAR

Disaster Alerts

5/14/2026 - Hunggate Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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