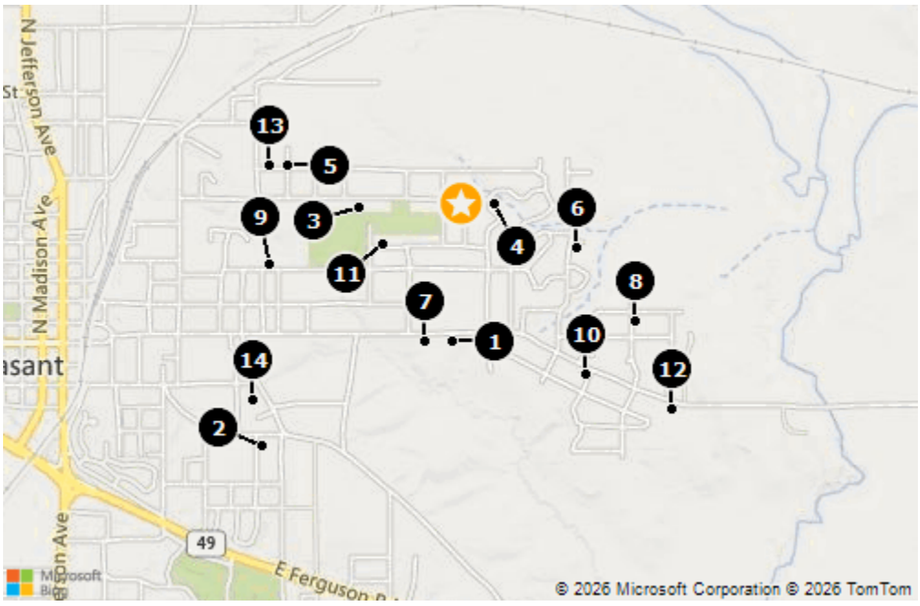
ICE SiteX Report

OrderID: 98722629

SiteX Property Information Report



Subject Property Location

513 MOLLIE AVE, MOUNT PLEASANT, TX 75455-3573

County:	**TITUS TX**	Census Tract:	484499505.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	323580	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	9	Common Confidence Score:	80
Value Range:	$196,560 - $235,440	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	103 225 230 231
Assd Land Value:	$8,398	Market Land Value:	$8,398	Tax Year:	2026
Assd Improvement:	$181,766	Market Improvment Value:	$181,766	Total Taxable Value:	$1,857
Total Assessed Value:	$190,164	Total Assessor Market Value:	$190,164	Delinquent Year:	
				Tax Account ID:	01020-00040-00090
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: D
Abbreviated Description: ANDERSON BLK D LOT 9 .1928 AC

Property Characteristics

Lot Size:	8,398 SF	Bedrooms:		Pool:	
Building Area:	1425 SF	Baths:		Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	$206,196
Document #:	20262055 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/16/2025	Loan Amount:	N/A
Document #:	20251984 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:
Subdivision: THE DANIEL MCCALL SURVEY ABSTRACT NO 357

Prior Transfer

Recording Date:	01/02/2024	Sales Price:	N/A
Document #:	20240005 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/29/2023		
Document Type:			

Legal Description:
Lot: 9 Block: D Subdivision: ANDERSON ADDITION Map Ref: SL 141
Abbreviated Description: DANIEL MCCALL SURVEY ABSTRACT NO 357
City/Muni/Twp: MOUNT PLEASANT

ICE SiteX Report

OrderID: 98722629

Prior Transfer

Recording Date:	01/02/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: D
Abbreviated Description: ANDERSON BLK D LOT 9 .1928 AC

Area Sales Analysis

Total Area Sales	$37,500	Median # of Bedrooms	
Median Lot Size	12,358 SF	Median # of Baths	
Median Living Area	1,444 SF	Median Year Built	1985
Price Range - 2 Yrs	to $37,500	Age Range	4 years to 89 years
Median Value		Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**1400 E 1ST ST** **MOUNT PLEASANT, TX 75455-4716**	10/05/2026			2675	//	2022	18,731 SF	
		APN: 341956 Document #: 20263955 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1A Block: C MapRef: SL 677 Abbreviated Description: Lot:1A Block:C Map Ref:SL 677City/Muni/Twp:MOUNT PLEASANT City/Muni/Twp: MOUNT PLEASANT								
2	.84Mi.	**505 RED SPRINGS AVE** **MOUNT PLEASANT, TX 75455-5009**	07/29/2026			900	//	1999	7,000 SF	
		APN: 100791 Document #: 20263034 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 5 Subdivision: MINERAL SPRINGS SUBDIVISION MapRef: SL 311 Abbreviated Description: Lot:3 Block:5 Subdivision:MINERAL SPRINGS SUBDIVISION Map Ref:SL 311Abbreviated Description:HENRY JONES SURVEY ABSTRACT NO 306								
3	.28Mi.	**1108 E 8TH ST** **MOUNT PLEASANT, TX 75455-3414**	03/16/2026			1407	//	2022	7,950 SF	
		APN: 15449 Document #: 20260984 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 10 Subdivision: SUNRISE ADDITION MapRef: PL 1-103-63 Abbreviated Description: Lot:4 Block:10 Subdivision:SUNRISE ADDITION Map Ref:PL 1-103-63City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								
4	.12Mi.	**520 N CECELIA DR** **MOUNT PLEASANT, TX 75455-3511**	03/13/2026			1332	//	2022	60,113 SF	
		APN: 13088 Document #: 20260980 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: F Subdivision: EAST PENMAN ADDITION MapRef: PL 2-1-103 Abbreviated Description: Lot:19 Block:F Subdivision:EAST PENMAN ADDITION Map Ref:PL 2-1-103City/Muni/Twp:MOUNT PLEASANT City/Muni/Twp: MOUNT PLEASANT								
5	.49Mi.	**815 E 9TH ST** **MOUNT PLEASANT, TX 75455-3419**	03/05/2026			1976	//	1950	8,651 SF	
		APN: 15405 Document #: 20260853 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: SUNRISE ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:SUNRISE ADDITION								
6	.34Mi.	**1702 QUAIL RUN** **MOUNT PLEASANT, TX 75455-3537**	12/23/2025			1493	//	1977	14,484 SF	
		APN: 13161 Document #: 20254464 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: O Subdivision: EAST DENMAN ADDITION MapRef: FILE 2-32-125 Abbreviated Description: Lot:9 Block:O Subdivision:EAST DENMAN ADDITION Map Ref:FILE 2-32-125City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								
7	.4Mi.	**1302 E 1ST ST** **MOUNT PLEASANT, TX 75455-4714**	11/12/2025			1659	//	1937	46,261 SF	
		APN: 13495 Document #: 20253976 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: B Subdivision: GADDIS PLACE ADDITION MapRef: VOL 2 PG 39 Abbreviated Description: Lot:5 Block:B Subdivision:GADDIS PLACE ADDITION Map Ref:VOL 2 PG 39City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								
8	.57Mi.	**2002 FRIENDLY AVE** **MOUNT PLEASANT, TX 75455-3550**	10/22/2025			1801	//	1965	16,000 SF	
		APN: 13234 Document #: 20253759 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: F Subdivision: EASTWOOD PARK MapRef: VOL 2 PG 57 Abbreviated Description: Lot:12 Block:F Subdivision:EASTWOOD PARK Map Ref:VOL 2 PG 57City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								
9	.51Mi.	**803 E 4TH ST** **MOUNT PLEASANT, TX 75455-4177**	09/22/2025	$37,500	$19	1930	//	1940	175,025 SF	
		APN: 11028 Document #: 20253319 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOUNT PLEASANT City/Muni/Twp: MOUNT PLEASANT								
10	.58Mi.	**1812 E 1ST ST** **MOUNT PLEASANT, TX 75455-4724**	08/21/2025			1480	//	1958	12,750 SF	
		APN: 13532 Document #: 20252833 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: E Subdivision: GADDIS PLACE MapRef: FILE 2-56-152 Abbreviated Description: Lot:6 Block:E Subdivision:GADDIS PLACE Map Ref:FILE 2-56-152City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								
11	.23Mi.	**1205 LAMAR DR** **MOUNT PLEASANT, TX 75455-4109**	08/11/2025			1352	//	1960	11,966 SF	
		APN: 12964 Document #: 20252738 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14&15 Block: 3 Subdivision: THE DEMMAN PLACE ADDITION MapRef: FILE 20-40-134 Abbreviated Description: Lot:14&15 Block:3 Subdivision:THE DEMMAN PLACE ADDITION Map Ref:FILE 20-40-134Abbreviated Description:PORTION LOTS14&15 City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT								

ICE SiteX Report

OrderID: 98722629

12	.8Mi.	**2016 E 1ST ST** **MOUNT PLEASANT, TX 75455-4728**	07/21/2025	967	//	1994	11,252 SF

APN: 13562 Document #: 20252413
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: G Subdivision: GADDIS PLACE MapRef: FILE 2-56-152 Abbreviated Description: Lot:8 Block:G Subdivision:GADDIS PLACE Map Ref:FILE 2-56-152City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT

13	.53Mi.	**803 E 9TH ST** **MOUNT PLEASANT, TX 75455-3419**	07/16/2025	1401	//	2018	8,651 SF

APN: 15401 Document #: 20252376
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: SUNRISE ADDITION MapRef: VOL 147 PG 308 Abbreviated Description: Lot:3 Block:3 Subdivision:SUNRISE ADDITION Map Ref:VOL 147 PG 308

14	.78Mi.	**303 AUSTIN AVE** **MOUNT PLEASANT, TX 75455-4600**	07/02/2025	1036	//	2010	9,583 SF

APN: 293255 Document #: 20252209
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SHELBY ESTATE SUBDIVISION MapRef: CAB 522 Abbreviated Description: Lot:2 Subdivision:SHELBY ESTATE SUBDIVISION Map Ref:CAB 522City/Muni/Twp:MT PLEASANT City/Muni/Twp: MT PLEASANT

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.	**513 MOLLIE AVE**	**01/02/2024**	$190,164	$190,164	1,425		2018	8,398 SF	
.01Mi.	**511 MOLLIE AVE**	**06/26/2018**	$208,988	$208,988	1,485		2018	8,398 SF	
.02Mi.	**509 MOLLIE AVE**	**01/30/2014**	$98,725	$98,725	832		1969	8,398 SF	
.03Mi.	**1401 E 8TH ST**	**10/07/1986**	$133,121	$133,121	1,204		1983	12,602 SF	
.04Mi.	**512 HAGGARD AVE**	**04/20/2001**	$137,555	$137,555	1,244		2000	7,200 SF	
.04Mi.	**514 MOLLIE AVE**	**04/09/2015**	$143,811	$143,811	1,224		1970	16,030 SF	
.04Mi.	**507 MOLLIE AVE**	**10/10/2002**	$243,953	$243,953	2,844		1963	17,498 SF	
.04Mi.	**510 HAGGARD AVE**	**06/07/2024**	$167,818	$167,818	1,402		2004	7,200 SF	
.05Mi.	**510 HAGGARD AVE**							7,200 SF	
.05Mi.	**1451 E 8TH ST**	**04/17/2023**	$334,948	$334,948	1,884		2024	1 SF	
.05Mi.	**508 HAGGARD AVE**	**12/30/1999**	$9,100	$9,100	928		1999	9,100 SF	
.06Mi.	**505 MOLLIE AVE**	**04/22/1996**	$127,480	$127,480	1,292		1958	9,100 SF	
.06Mi.	**1501 E 8TH ST**	**04/12/2007**	$171,482	$171,482	1,278		1983	1 SF	
.06Mi.	**1312 E 8TH ST**	**07/28/2020**	$158,607	$158,607	1,340		1981	15,250 SF	
.06Mi.	**806 HAGGARD AVE**	**09/29/2011**	$149,704	$149,704	1,148		2010	8,398 SF	
.06Mi.	**519 N CECELIA DR**	**06/17/2024**	$129,814	$129,814	1,280		1960	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	33.3 years old	Households:	8,688
Median Household Income:	$56,429	Households w/Family:	70%
Household Income Per Capita:	$23,121	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Mount Pleasant Independent School District	Students:	5,153
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98722629

2.03Mi. **Child Development Center** Number of Students: 416 Student-Teacher Ratio: 18.09		NA	Public	PK - PK
2.54Mi. **Mount Pleasant High School** Number of Students: 1,557 Student-Teacher Ratio: 12.02 Advanced Placement: Yes		B-	Public	9 - 12
2.85Mi. **Mount Pleasant Junior High School** Number of Students: 713 Student-Teacher Ratio: 13.19		C+	Public	7 - 8
0.59Mi. **Annie Sims Elementary School** Number of Students: 508 Student-Teacher Ratio: 12.83		A	Public	KG - 4
0.87Mi. **P.E. Wallace Middle School** Number of Students: 698 Student-Teacher Ratio: 12.46		B	Public	5 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	124%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	122%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.