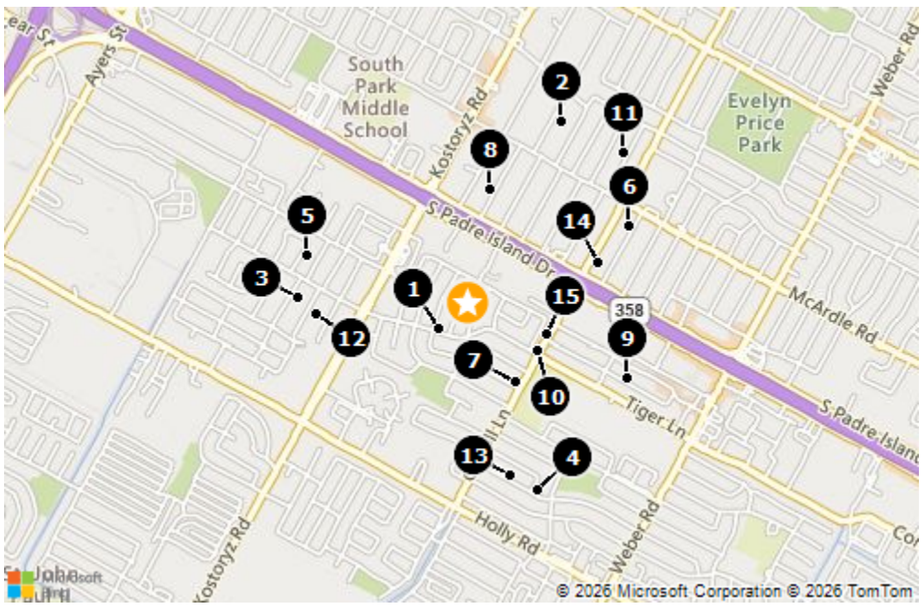
ICE SiteX Report

OrderID: 98012402

SiteX Property Information Report



Subject Property Location

5218 PONDEROSA LN, CORPUS CHRISTI, TX 78415-3125

County:	**NUECES TX**	Census Tract:	483550023.031005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4660-0007-0160	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$192,360 - $265,640	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C03 GNU HOSP JRC
Assd Land Value:	$17,325	Market Land Value:	$17,325	Tax Year:	2024
Assd Improvement:	$232,376	Market Improvment Value:	$232,376	Total Taxable Value:	$3,653
Total Assessed Value:	$249,701	Total Assessor Market Value:	$249,701	Delinquent Year:	
				Tax Account ID:	R262163
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16 Block: 7 Subdivision: LYNNWOOD PLACE #1
Abbreviated Description: LYNNWOOD PLACE #1 BLK 7 LOT 16

Property Characteristics

Lot Size:	7,710 SF	Bedrooms:		Pool:	
Building Area:	1487 SF	Baths:		Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2026	Sales Price:	$166,429
Document #:	2026020568 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2017	Sales Price:	N/A
Document #:	2017040571 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/22/2017		
Document Type:			

Legal Description:
Lot: 16 Block: 7 Subdivision: LYNNWOOD PLACE Legal Unit: 1 Map Ref: VOL 28 PG 27
City/Muni/Twp: CORPUS CHRISTI

Prior Transfer

Recording Date:	09/22/2017	Sales Price:	N/A
Document #:	2017040571 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 7 Subdivision: LYNNWOOD PLACE #1
Abbreviated Description: LYNNWOOD PLACE #1 BLK 7 LOT 16

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Area Sales Analysis

Total Area Sales	$85,000	Median # of Bedrooms	
Median Lot Size	7,667 SF	Median # of Baths	
Median Living Area	1,460 SF	Median Year Built	1965
Price Range - 2 Yrs	to $85,000	Age Range	25 years to 84 years
Median Value		Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**5322 SHASTA LN** **CORPUS CHRISTI, TX 78415-3131**	07/17/2026			1900	//	1966	8,799 SF	
		APN: 4661-0008-0250 Document #: 2026025011 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 8 Subdivision: LYNNWOOD PLACE 2 Abbreviated Description: Lot:25 Block:8 Subdivision:LYNNWOOD PLACE 2								
2	.58Mi.	**4734 COSNER DR** **CORPUS CHRISTI, TX 78415-2810**	06/22/2026			1780	//	1955	10,019 SF	
		APN: 4695-0006-0050 Document #: 2026021651 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5-A Block: 6 Subdivision: MAHAN ACRES Abbreviated Description: Lot:5-A Block:6 Subdivision:MAHAN ACRES City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
3	.49Mi.	**5418 BONHAM ST** **CORPUS CHRISTI, TX 78415-1917**	04/27/2026			1131	//	1942	10,280 SF	
		APN: 5361-0003-0040 Document #: 2026014389 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: MORAVIAN VILLAGE NO 2 MapRef: VOL 12 PG 33 Abbreviated Description: Lot:4 Block:3 Subdivision:MORAVIAN VILLAGE NO 2 Map Ref:VOL 12 PG 33City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
4	.57Mi.	**3702 CAPRI DR** **CORPUS CHRISTI, TX 78415-3315**	04/10/2026			1484	//	1973	7,667 SF	
		APN: 1332-0004-0230 Document #: 2026012276 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 4 Subdivision: CARROLL PLACE ADDITION UNIT 3 MapRef: VOL 32 PG 150 Abbreviated Description: Lot:23 Block:4 Subdivision:CARROLL PLACE ADDITION UNIT 3 Map Ref:VOL 32 PG 150City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
5	.48Mi.	**5314 MILAM DR** **CORPUS CHRISTI, TX 78415-2010**	03/12/2026			1467	//	1977	6,534 SF	
		APN: 9003-0001-0060 Document #: 2026008643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: VENTURA PLAZA NO 4 MapRef: VOL 43 PG 4-5 Abbreviated Description: Lot:6 Block:1 Subdivision:VENTURA PLAZA NO 4 Map Ref:VOL 43 PG 4-5City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
6	.51Mi.	**4917 ANTHONY ST** **CORPUS CHRISTI, TX 78415-2602**	01/27/2026	$85,000	$82	1036	//	1953	7,667 SF	
		APN: 8187-0001-0270 Document #: 2026002981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Subdivision: SOUTH PARK SUBDIVISION MapRef: VOL 13 PG 55 Abbreviated Description: Lot:27 Block:1 Subdivision:SOUTH PARK SUBDIVISION Map Ref:VOL 13 PG 55City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
7	.26Mi.	**3530 LYNNWOOD LN** **CORPUS CHRISTI, TX 78415-3016**	12/19/2025			2252	//	1966	8,581 SF	
		APN: 4661-0019-0110 Document #: 2025045137 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11R Block: 19 Subdivision: LYNNWOOD PLACE UNIT 2 MapRef: VOL 32 PG 52 Abbreviated Description: Lot:11R Block:19 Subdivision:LYNNWOOD PLACE UNIT 2 Map Ref:VOL 32 PG 52City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
8	.34Mi.	**5009 BRANDESKY DR** **CORPUS CHRISTI, TX 78415-2803**	12/01/2025			984	//	1955	7,579 SF	
		APN: 4403-0003-0205 Document #: 2025042593 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20-B Block: 3 Subdivision: LEXINGTON ESTATES MapRef: VOL 18 PG 23 Abbreviated Description: Lot:20-B Block:3 Subdivision:LEXINGTON ESTATES Map Ref:VOL 18 PG 23City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
9	.51Mi.	**3818 BENTWOOD LN** **CORPUS CHRISTI, TX 78415-3023**	11/19/2025			1384	//	1963	7,144 SF	
		APN: 1310-0002-0260 Document #: 2025041645 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 2 Subdivision: CARROLL HEIGHTS SUBDIVISION MapRef: VOL 25 PG 98 Abbreviated Description: Lot:26 Block:2 Subdivision:CARROLL HEIGHTS SUBDIVISION Map Ref:VOL 25 PG 98City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
10	.24Mi.	**5226 HONEYSUCKLE LN** **CORPUS CHRISTI, TX 78415-3012**	10/24/2025			1855	//	1967	8,233 SF	
		APN: 4660-0001-0010 Document #: 2025038299 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: LYNNWOOD PLACE UNIT 1 MapRef: VOL 28 PG 27 Abbreviated Description: Lot:1 Block:1 Subdivision:LYNNWOOD PLACE UNIT 1 Map Ref:VOL 28 PG 27City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
11	.62Mi.	**4749 MOKRY DR** **CORPUS CHRISTI, TX 78415-2721**	10/20/2025			1210	//	1954	7,187 SF	
		APN: 1493-0010-0290 Document #: 2025037571 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 10 Subdivision: CENTRAL PARK UNIT 2 MapRef: VOL 16 PG 23 Abbreviated Description: Lot:29 Block:10 Subdivision:CENTRAL PARK UNIT 2 Map Ref:VOL 16 PG 23City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
12	.44Mi.	**5420 BOWIE ST** **CORPUS CHRISTI, TX 78415-1921**	10/17/2025			853	//	2001	10,367 SF	
		APN: 5360-0001-0060 Document #: 2025037464 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: MORAVIAN VILLAGE MapRef: VOL 11 PG 41 Abbreviated Description: Lot:6 Block:1 Subdivision:MORAVIAN VILLAGE Map Ref:VOL 11 PG 41City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
13	.51Mi.	**3626 CAPRI DR** **CORPUS CHRISTI, TX 78415-3313**	10/13/2025			1460	//	1972	7,623 SF	

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APN: 1332-0008-0180 Document #: 2025036847
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 8 Subdivision: CARROLL PLACE ADDITION UNIT 3 MapRef: VOL 32 PG 150 Abbreviated Description: Lot:18 Block:8 Subdivision:CARROLL PLACE ADDITION UNIT 3 Map Ref:VOL 32 PG 150City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI

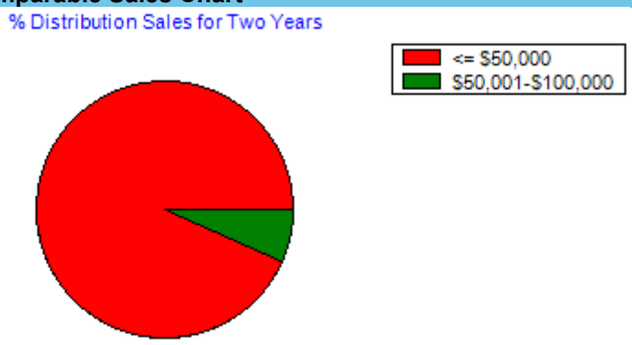
14	.39Mi.	**5026 CARROLL LN** **CORPUS CHRISTI, TX 78415-2609**	09/05/2025	1216	//	1952	7,100 SF

APN: 8187-0001-0050 Document #: 2025032141
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: SOUTH PARK SUBDIVISION MapRef: VOL 13 PG 55 Abbreviated Description: Lot:5 Block:1 Subdivision:SOUTH PARK SUBDIVISION Map Ref:VOL 13 PG 55City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI

15	.24Mi.	**5210 HONEYSUCKLE LN** **CORPUS CHRISTI, TX 78415-3012**	08/21/2025	2450	//	1965	7,710 SF

APN: 4660-0001-0050 Document #: 2025030022
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: LYNNWOOD PLACE UNIT 1 MapRef: VOL 28 PG 27 Abbreviated Description: Lot:5 Block:1 Subdivision:LYNNWOOD PLACE UNIT 1 Map Ref:VOL 28 PG 27City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI

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.	**5218 PONDEROSA LN**	**09/22/2017**	$249,701	$249,701	1,487		1964	7,710 SF	
.01Mi.	**5222 PONDEROSA LN**	**07/28/2022**	$192,086	$192,086	1,661		1965	7,710 SF	
.01Mi.	**5214 PONDEROSA LN**	**10/30/2023**	$212,257	$212,257	1,906		1965	7,710 SF	
.02Mi.	**5217 SURREY LN**	**08/19/2025**	$174,155	$174,155	1,466		1965	7,710 SF	
.02Mi.	**5301 SURREY LN**	**04/05/2024**	$292,345	$292,345	2,271		1965	7,710 SF	
.02Mi.	**5213 SURREY LN**	**03/31/2015**	$194,302	$194,302	1,712		1965	7,710 SF	
.03Mi.	**5226 PONDEROSA LN**	**12/23/2009**	$168,617	$168,617	1,672		1965	7,710 SF	
.03Mi.	**5210 PONDEROSA LN**	**05/23/2019**	$259,879	$259,879	2,717		1965	7,710 SF	
.03Mi.	**5217 PONDEROSA LN**	**12/09/1988**	$178,515	$178,515	1,614		1967	7,710 SF	
.03Mi.	**5221 PONDEROSA LN**	**03/15/2024**	$189,800	$189,800	1,669		1964	7,710 SF	
.03Mi.	**5213 PONDEROSA LN**	**07/29/2022**	$308,069	$308,069	2,869		1964	7,710 SF	
.03Mi.	**5209 SURREY LN**	**10/29/2003**	$205,320	$205,320	1,921		1964	7,710 SF	
.03Mi.	**5305 SURREY LN**	**12/04/2012**	$309,154	$309,154	2,525		1965	7,710 SF	
.04Mi.	**5302 PONDEROSA LN**		$197,007	$197,007	1,788		1965	7,623 SF	
.04Mi.	**5206 PONDEROSA LN**		$284,325	$284,325	3,057		1965	7,710 SF	
.04Mi.	**5209 PONDEROSA LN**	**07/18/2024**	$239,373	$239,373	1,626		1964	7,710 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.7 years old	Households:	13,713
Median Household Income:	$50,221	Households w/Family:	76%
Household Income Per Capita:	$23,129	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Corpus Christi Independent School District	Students:	33,103
Number of Schools:	54	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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3.88Mi. **Harold T Branch Academy for Career & Technical Education** Number of Students: 248 Student-Teacher Ratio: 18.83	A-	Public	9 - 12
2.61Mi. **Windsor Park G/T** Number of Students: 602 Student-Teacher Ratio: 16.27	A+	Public	1 - 5
0.34Mi. **Stanley Kostoryz Elementary School** Number of Students: 371 Student-Teacher Ratio: 14.89	B-	Public	PK - 5
1.43Mi. **Mary Carroll High School** Number of Students: 1,928 Student-Teacher Ratio: 17.37	D+	Public	9 - 12
1.38Mi. **Tom Browne Middle School** Number of Students: 557 Student-Teacher Ratio: 14.75	B-	Public	6 - 8
3.27Mi. **Wynn Seale Metropolitan School of Design** Number of Students: 682 Student-Teacher Ratio: 15.94	B	Public	PK - 6
5.69Mi. **Dorothy Adkins Middle School** Number of Students: 518 Student-Teacher Ratio: 18.41	B	Public	6 - 8
5.26Mi. **Early Childhood Development Center** Number of Students: 150 Student-Teacher Ratio: 16.89	NA	Public	PK - PK

Flood Report

The Subject Property of **5218 PONDEROSA LN, CORPUS CHRISTI, TX 78415-3125** 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	109%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	89%	LOWER

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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Data deemed reliable, but not guaranteed.
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