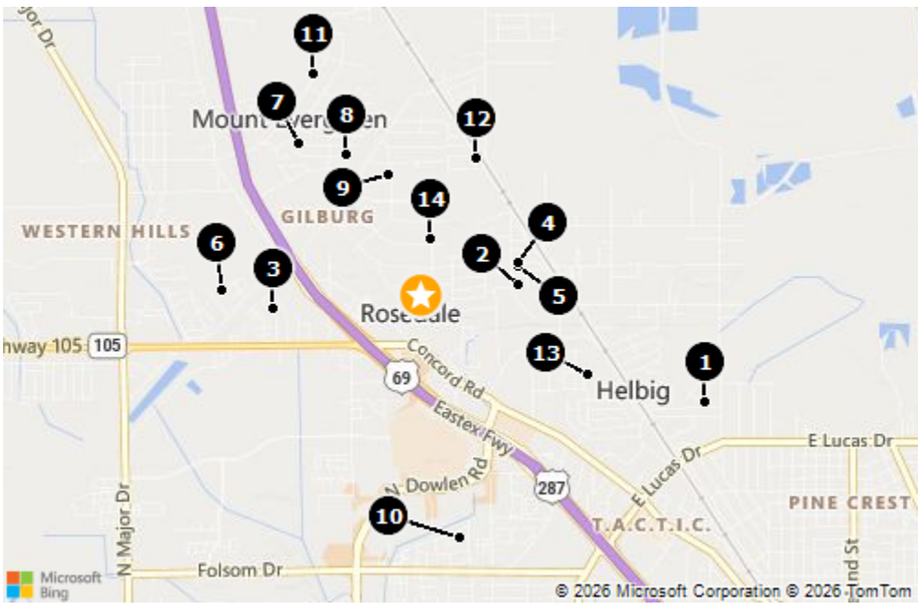
ICE SiteX Report

OrderID: 97573985

SiteX Property Information Report



Subject Property Location

5260 HARMONY LN, BEAUMONT, TX 77708-3824

County:	**JEFFERSON TX**	Census Tract:	482450002.004020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	071800-000-006900-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	23	Common Confidence Score:	30
Value Range:	$143,220 - $228,780	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101,221,341,755
Assd Land Value:	$8,611	Market Land Value:	$8,611	Tax Year:	2024
Assd Improvement:	$166,217	Market Improvment Value:	$166,217	Total Taxable Value:	
Total Assessed Value:	$174,828	Total Assessor Market Value:	$174,828	Delinquent Year:	
				Tax Account ID:	118002
				Homeowner's Exemption:	
				Tax Exemptions:	DBFV

Assessment Legal Description

Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES

Abbreviated Description:	WOODLAND ESTATES L39 B3
City/Muni/Twp:	CITY OF BEAUMONT

Property Characteristics

Lot Size:	12,162 SF	Bedrooms:		Pool:	
Building Area:	1643 SF	Baths:		Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/16/2024	Sales Price:	N/A
Document #:	2024001029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	N/A
Document #:	2018022135 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/11/2018	Loan Amount:	N/A
Document #:	2018020517 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	05/26/2015	Sales Price:	$63,754
Document #:	2015016202 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/13/2015	Loan Amount:	N/A
Document #:	2015004653 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2044	Type Finance:	

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	12/09/2014	Sales Price:	N/A
Document #:	2014038778 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/02/2014	Sales Price:	N/A
Document #:	2014031681 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/24/2014		

Document Type:
Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES Map Ref: MB11 PG64
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	09/24/2014	Sales Price:	N/A
Document #:	2014031681 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
Abbreviated Description: WOODLAND ESTATES L39 B3
City/Muni/Twp: CITY OF BEAUMONT

Prior Transfer

Recording Date:	08/05/2014	Sales Price:	N/A
Document #:	2014025058 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	06/09/2014	Loan Amount:	N/A
Document #:	2014018004 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	04/21/2014	Sales Price:	N/A
Document #:	2014012343 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	03/19/2014	Loan Amount:	N/A
Document #:	2014008635 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2044	Type Finance:	

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	07/24/2012	Sales Price:	N/A
Document #:	2012024522 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/02/2012	Loan Amount:	N/A
Document #:	2012021903 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2042	Type Finance:	FIX

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	11/30/2009	Sales Price:	N/A
Document #:	2009044779 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	10/05/2009	Loan Amount:	N/A
Document #:	2009038096 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2029	Type Finance:	FIX

ICE SiteX Report

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Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Mortgage Record

Recording Date:	10/23/2003	Loan Amount:	N/A
Document #:	2003043959 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2028	Type Finance:	

Legal Description:
Lot: 39 Block: 3 Subdivision: WOODLAND ESTATES
City/Muni/Twp: BEAUMONT

Area Sales Analysis

Total Area Sales	$240,000	Median # of Bedrooms	
Median Lot Size	9,875 SF	Median # of Baths	
Median Living Area	1,489 SF	Median Year Built	1968
Price Range - 2 Yrs	to $240,000	Age Range	3 years to 64 years
Median Value		Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.38Mi.	**5280 LANDRY LN** **BEAUMONT, TX 77708-5014**	05/18/2026			888	//	1962	7,562 SF	
		APN: 026900-000-007800-00000 Document #: 2026-13187 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: HAWTHORN PLACE ADDITION Legal Unit: 1 MapRef: VOL 7 PG 165 Abbreviated Description: Lot:17 Block:3 Subdivision:HAWTHORN PLACE ADDITION Legal Unit:1 Map Ref:VOL 7 PG 165City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
2	.55Mi.	**6240 COMSTOCK RD** **BEAUMONT, TX 77708-4012**	05/06/2026			1560	//	1962	41,822 SF	Yes
		APN: 032050-000-005100-00000 Document #: 2026-12039 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: JANE CARR ADDITION Abbreviated Description: Lot:7 Block:3 Subdivision:JANE CARR ADDITION City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
3	.83Mi.	**6170 CHISHOLM TRL** **BEAUMONT, TX 77708-3614**	03/20/2026			1522	//	1968	10,001 SF	
		APN: 047200-000-004000-00000 Document #: 2026-07125 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: NORTHGATE SUBDIVISION Abbreviated Description: Lot:15 Block:2 Subdivision:NORTHGATE SUBDIVISION								
4	.59Mi.	**4670 JANCAR DR** **BEAUMONT, TX 77708-4021**	03/10/2026			1276	//	1976	9,749 SF	
		APN: 032050-000-000300-00000 Document #: 2026-6044 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: JANCAR Abbreviated Description: Lot:3 Block:1 Subdivision:JANCAR								
5	.56Mi.	**4685 JANCAR DR** **BEAUMONT, TX 77708-4020**	01/29/2026			1287	//	1978	9,618 SF	
		APN: 032050-000-002500-00000 Document #: 2026-2210 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: JAN CAR ADDITION MapRef: VOL 9 PG 191 Abbreviated Description: Lot:2 Block:2 Subdivision:JAN CAR ADDITION Map Ref:VOL 9 PG 191City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
6	1.16Mi.	**6475 ALEXIS ST** **BEAUMONT, TX 77708-1443**	01/29/2026	$240,000	$114	2097	//	2023	7,405 SF	
		APN: 061530-000-002400-00000 Document #: 2026-2288 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: SPRING WOOD SECTION 2 MapRef: FILE 202021616 Abbreviated Description: Lot:6 Block:5 Subdivision:SPRING WOOD SECTION 2 Map Ref:FILE 202021616								
7	1.09Mi.	**5935 FALCON LN** **BEAUMONT, TX 77708-2209**	01/27/2026			1439	//	1978	13,090 SF	
		APN: 049990-000-004600-00000 Document #: 2026-02037 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: PARK NORTH ADDITION MapRef: VOL 12 PG 22 Abbreviated Description: Lot:13 Block:2 Subdivision:PARK NORTH ADDITION Map Ref:VOL 12 PG 22City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
8	.9Mi.	**5720 SUNBIRD LN** **BEAUMONT, TX 77708-2235**	01/26/2026			1672	//	2010	7,802 SF	
		APN: 049990-000-010000-00000 Document #: 2026-1850 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Subdivision: PARK NORTH ADDITION MapRef: VOL 12 PG 22 Abbreviated Description: Lot:15 Block:5 Subdivision:PARK NORTH ADDITION Map Ref:VOL 12 PG 22City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
9	.7Mi.	**7325 ELLEN LN** **BEAUMONT, TX 77708-2511**	12/05/2025			2956	//	1962	45,433 SF	
		APN: 071750-000-005600-00000 Document #: 2025-31895 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11&12 Block: 3 Subdivision: WOODLAND ACRES SUBDIVISION Abbreviated Description: Lot:11&12 Block:3 Subdivision:WOODLAND ACRES SUBDIVISION City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
10	1.37Mi.	**5090 MOONMIST DR** **BEAUMONT, TX 77706-6828**	12/04/2025			1312	//	1968	7,802 SF	
		APN: 015900-000-009400-00000 Document #: 2025-31790 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: DAWNDALE ADDITION Legal Unit: 1 MapRef: VOL 10 PG 39 Abbreviated Description: Lot:5 Block:5 Subdivision:DAWNDALE ADDITION Legal Unit:1 Map Ref:VOL 10 PG 39City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
11	1.38Mi.	**8325 LAWRENCE DR** **BEAUMONT, TX 77708-1821**	11/04/2025			1018	//	1968	11,056 SF	
		APN: 062500-000-005200-00000 Document #: 2025-29180 Document Type: Price Code:								

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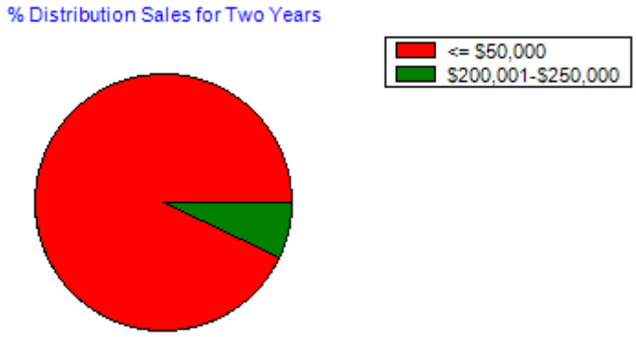
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: SUBURBAN ACRES Legal Unit: 2 MapRef: VOL 7 PG 193 Abbreviated Description: Block:7 Subdivision:SUBURBAN ACRES Legal Unit:2 Map Ref:VOL 7 PG 193Abbreviated Description:LOT: NORTH 66 FEET OF LOT 4 City/Muni/Twp:BEAUMONT City/Muni/ Twp: BEAUMONT

12 .83Mi. **4870 RUE DR** 10/31/2025 1805 // 1978 12,149 SF
BEAUMONT, TX 77708-2536
APN: 071850-000-001200-00000 Document #: 2025-28902
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: WOODLAND OAKS SECTION 1 MapRef: VOL 12 PG 97 Abbreviated Description: Lot:12 Block:1 Subdivision:WOODLAND OAKS SECTION 1 Map Ref:VOL 12 PG 97City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

13 1.04Mi. **4980 BEAUMONT DR** 10/29/2025 1456 // 1962 7,379 SF
BEAUMONT, TX 77708-4939
APN: 052250-000-010000-00000 Document #: 2025-28653
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: PICADILLY PARK MapRef: VOL 9 PG 18 Abbreviated Description: Lot:3 Block:6 Subdivision:PICADILLY PARK Map Ref:VOL 9 PG 18City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

14 .32Mi. **5210 MARGARET LN** 10/28/2025 1712 // 1968 44,998 SF
BEAUMONT, TX 77708-2914
APN: 071750-000-014900-00000 Document #: 2025-28510
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 7 Subdivision: WOODLAND ACRES MapRef: VOL 10 PG 46 Abbreviated Description: Lot:19 Block:7 Subdivision:WOODLAND ACRES Map Ref:VOL 10 PG 46City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

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.	**5260 HARMONY LN**	**09/24/2014**	$174,828	$174,828	1,643		1978	12,162 SF	
.01Mi.	**5250 HARMONY LN**		$174,698	$174,698	1,731		1978	12,480 SF	
.01Mi.	**5270 HARMONY LN**	**04/01/1992**	$130,253	$130,253	1,509		1978	12,480 SF	
.03Mi.	**5230 HARMONY LN**	**04/01/1992**	$164,332	$164,332	1,690		1978	12,798 SF	
.03Mi.	**5275 WILDWOOD DR**	**04/01/1992**	$167,431	$167,431	1,580		1978	11,779 SF	
.03Mi.	**5285 WILDWOOD DR**	**06/04/2020**	$172,711	$172,711	1,584		1978	12,088 SF	
.03Mi.	**5255 WILDWOOD DR**	**11/09/2010**	$163,744	$163,744	1,527		1978	12,088 SF	
.04Mi.	**5280 HARMONY LN**	**12/21/2000**	$210,552	$210,552	2,118		1978	13,438 SF	
.04Mi.	**5265 HARMONY LN**		$119,286	$119,286	1,574		1973	12,162 SF	
.04Mi.	**5295 WILDWOOD DR**	**05/19/2017**	$181,879	$181,879	1,440		1988	12,402 SF	
.04Mi.	**5245 WILDWOOD DR**	**08/11/2014**	$177,856	$177,856	1,708		1978	12,402 SF	
.04Mi.	**5275 HARMONY LN**	**07/17/2016**	$189,157	$189,157	2,084		1978	12,480 SF	
.04Mi.	**5255 HARMONY LN**	**05/14/2024**	$160,589	$160,589	1,748		1978	12,480 SF	
.04Mi.	**5220 HARMONY LN**	**10/12/2012**	$157,563	$157,563	1,577		1978	13,120 SF	
.05Mi.	**5235 HARMONY LN**	**03/20/2019**	$202,701	$202,701	1,648		1978	12,798 SF	
.05Mi.	**5285 HARMONY LN**		$226,907	$226,907	1,950		1978	19,598 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.9 years old	Households:	4,663
Median Household Income:	$60,375	Households w/Family:	73%
Household Income Per Capita:	$33,053	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Beaumont Independent School District	Students:	16,336
Number of Schools:	27	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.37Mi.	**Bingman Pk** Number of Students: 509 Student-Teacher Ratio: 17.53	NA	Public	PK - PK
6.49Mi.	**Beaumont United High School** Number of Students: 2,035 Student-Teacher Ratio: 16.1	D-	Public	9 - 12
1.45Mi.	**Homer Drive Elementary School** Number of Students: 495 Student-Teacher Ratio: 16.19	D-	Public	PK - 5

Flood Report

The Subject Property of **5260 HARMONY LN, BEAUMONT, TX 77708-3824** 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	125%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	127%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

7/5/2024 - urricane Beryl

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