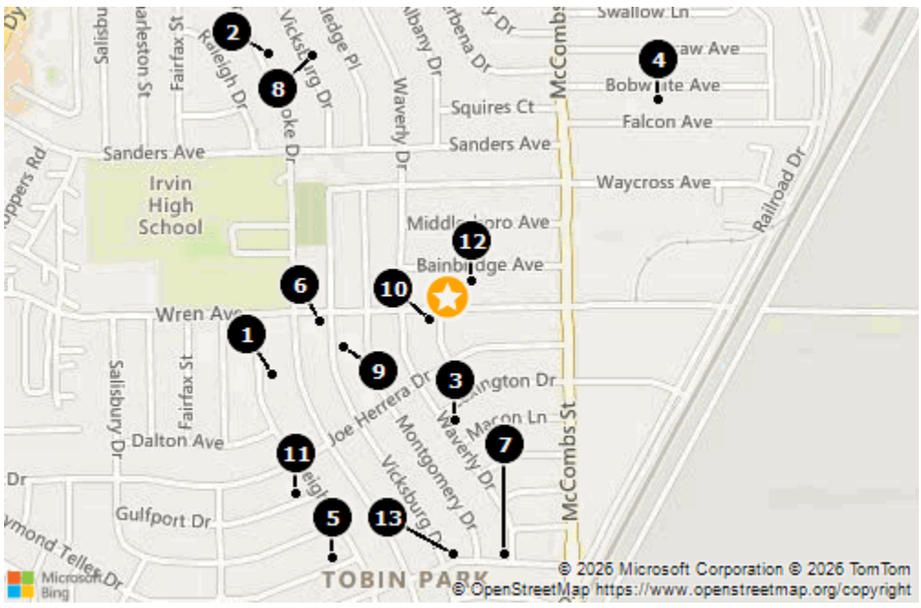
ICE SiteX Report

OrderID: 98722792

SiteX Property Information Report



Subject Property Location

5617 WREN AVE, EL PASO, TX 79924-6614

County:	**EL PASO TX**	Census Tract:	481410002.061009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	T527-999-0540-0900	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$134,300 - $181,700	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CEP IEP SCC SHO
Assd Land Value:	$31,050	Market Land Value:	$31,050	Tax Year:	2025
Assd Improvement:	$73,951	Market Improvment Value:	$73,951	Total Taxable Value:	$955
Total Assessed Value:	$105,001	Total Assessor Market Value:	$105,001	Delinquent Year:	
				Tax Account ID:	16895
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 5 Subdivision: TOBIN PARK #3 Map Ref: MAP Z-34
Abbreviated Description: 54 TOBIN PARK #3 LOT 5 (7380 SQ FT)
City/Muni/Twp: CITY OF EL PASO

Property Characteristics

Lot Size:	7,380 SF	Bedrooms:	3	Pool:	
Building Area:	1009 SF	Baths:	1.5	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/06/2026	Sales Price:	$69,069
Document #:	20260083958 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/08/2013	Sales Price:	N/A
Document #:	20130001525 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/07/2013		
Document Type:			

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	01/07/2013	Sales Price:	N/A
Document #:	20130001525 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Subdivision: TOBIN PARK #3 Map Ref: MAP Z-34
Abbreviated Description: 54 TOBIN PARK #3 LOT 5 (7380 SQ FT)
City/Muni/Twp: CITY OF EL PASO

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Prior Transfer

Recording Date:	01/11/2011	Sales Price:	N/A
Document #:	20110001607 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/17/2010	Sales Price:	N/A
Document #:	20100086077 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/10/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION Legal Unit: 3 Map Ref: MB15 PG28
City/Muni/Twp: EL PASO

Mortgage Record

Recording Date:	12/31/2002	Loan Amount:	N/A
Document #:	20020104076 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2018	Type Finance:	

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION UNIT THREE
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	10/03/1997	Sales Price:	N/A
Document #:	97060432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/26/1997		
Document Type:			

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION UNIT THREE Map Ref: MB15 PG28
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	12/08/1995	Sales Price:	N/A
Document #:	95079809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/27/1995		
Document Type:			

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION UNIT THREE Map Ref: MB15 PG28
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	06/20/1995	Sales Price:	$41,559
Document #:	95-35411 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/1995		
Document Type:			

Legal Description:
Lot: 5 Block: 54 Subdivision: TOBIN PARK ADDITION UNIT THREE Map Ref: MB15 PG28
City/Muni/Twp: EL PASO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,888 SF	Median # of Baths	2
Median Living Area	1,250 SF	Median Year Built	1958
Price Range - 2 Yrs		Age Range	67 years to 69 years
Median Value		Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**9320 RALEIGH DR** **EL PASO, TX 79924-7236**	08/03/2026			1467	/3/1.5	1958	6,888 SF	
		APN: T527-999-0480-3100 Document #: 20260065531 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 32 Subdivision: TOBIN PARK ADDITION UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:24 Block:32 Subdivision:TOBIN PARK ADDITION UNIT TWO Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
2	.42Mi.	**9518 ROANOKE DR** **EL PASO, TX 79924-6210**	05/22/2026			1092	/3/2	1958	8,512 SF	
		APN: S502-999-0080-1900 Document #: 20260043725 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 8 Subdivision: SKYVIEW SECTION 1 MapRef: VOL 16 PG 38 Abbreviated Description: Lot:9&10 Block:8 Subdivision:SKYVIEW SECTION 1 Map Ref:VOL 16 PG 38Abbreviated Description:LOT: NORTHERLY 4 FT OF LOT 9 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
3	.17Mi.	**5700 LEXINGTON DR** **EL PASO, TX 79924-7411**	05/01/2026			1340	/3/2	1958	7,000 SF	
		APN: T527-999-0400-0100 Document #: 20260036592 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 40 Subdivision: TOBIN PARK UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:1 Block:40 Subdivision:TOBIN PARK UNIT TWO Map Ref:VOL 2 PG 5								
4	.4Mi.	**5840 BOBWHITE AVE** **EL PASO, TX 79924-6304**	03/06/2026			1200	/3/1.5	1959	6,317 SF	
		APN: N471-999-0020-7100 Document #: 20260018722 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 2 Subdivision: NORTH TOBIN PARK ADDITION MapRef: VOL 15 PG 27 Abbreviated Description: Lot:36 Block:2 Subdivision:NORTH TOBIN PARK ADDITION Map Ref:VOL 15 PG 27City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
5	.39Mi.	**5511 RAYMOND TELLES DR** **EL PASO, TX 79924-7241**	02/10/2026			1150	/3/2	1957	6,360 SF	

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APN: T527-999-0270-4000 Document #: 20260010834
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 27 Subdivision: TOBIN PARK ADDITION Legal Unit: 2 MapRef: MB 2 PG 5 Abbreviated Description: Lot:14 Block:27 Subdivision:TOBIN PARK ADDITION Legal Unit:2 Map Ref:MB 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

6	.18Mi.	**9325 VICKSBURG DR** **EL PASO, TX 79924-7464**	02/03/2026	1670	//2	1958	6,500 SF

APN: T527-999-0490-4300 Document #: 20260009176
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 49 Subdivision: TOBIN PARK ADDITION Legal Unit: 2 MapRef: VOL 2 PG 5 Abbreviated Description: Lot:15 Block:49 Subdivision:TOBIN PARK ADDITION Legal Unit:2 Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

7	.36Mi.	**9201 WAVERLY DR** **EL PASO, TX 79924-7466**	01/22/2026	1592	/3/2	1958	6,800 SF

APN: T527-999-0350-0100 Document #: 20260005967
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 35 Subdivision: TOBIN PARK ADDITION UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:1 Block:35 Subdivision:TOBIN PARK ADDITION UNIT TWO Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

8	.38Mi.	**9536 VICKSBURG DR** **EL PASO, TX 79924-6214**	01/12/2026	1155	6/3/2	1959	8,512 SF

APN: S502-999-0100-1900 Document #: 20260003250
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 10 Subdivision: SKYVIEW SECTION 2 MapRef: VOL 14 PG 62 Abbreviated Description: Subdivision:SKYVIEW SECTION 2 Map Ref:VOL 14 PG 62Abbreviated Description:LOT: NORTH 4 FT OF LOT 9&10 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

9	.16Mi.	**9316 VICKSBURG DR** **EL PASO, TX 79924-7463**	01/05/2026	1456	/3/1	1957	6,091 SF

APN: T527-999-0500-5700 Document #: 20260000498
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 50 Subdivision: TOBIN PARK ADDITION UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:15 Block:50 Subdivision:TOBIN PARK ADDITION UNIT TWO Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

10	.04Mi.	**9311 ALBANY DR** **EL PASO, TX 79924-7406**	12/19/2025	975	//1	1957	7,150 SF

APN: T527-999-0520-0100 Document #: 20250100575
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 52 Subdivision: TOBIN PARK ADDITION UNIT 2 MapRef: VOL 2 PG 5 Abbreviated Description: Lot:1 Block:52 Subdivision:TOBIN PARK ADDITION UNIT 2 Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

11	.34Mi.	**5417 GULFPORT DR** **EL PASO, TX 79924-7256**	12/16/2025	2082	//3	1958	6,500 SF

APN: T527-999-0310-0600 Document #: 20250099663
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 31 Subdivision: TOBIN PARK ADDITION UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:2 Block:31 Subdivision:TOBIN PARK ADDITION UNIT TWO Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

12	.04Mi.	**5714 BAINBRIDGE AVE** **EL PASO, TX 79924-6606**	11/12/2025	988	//1	1958	7,380 SF

APN: T527-999-0540-5700 Document #: 20250090246
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: 54 TOBIN PARK 3 Abbreviated Description: Lot:29 Subdivision:54 TOBIN PARK 3

13	.35Mi.	**9200 VICKSBURG DR** **EL PASO, TX 79924-7461**	11/10/2025	1250	/3/1.5	1957	7,554 SF

APN: T527-999-0340-7700 Document #: 20250089998
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 34 Subdivision: TOBIN PARK UNIT TWO MapRef: VOL 2 PG 5 Abbreviated Description: Lot:39 Block:34 Subdivision:TOBIN PARK UNIT TWO Map Ref:VOL 2 PG 5City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

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.	**5617 WREN AVE**	**01/07/2013**	$105,001	$105,001	1,009	/3/1.5	1958	7,380 SF	
.01Mi.	**5701 WREN AVE**	**11/17/2004**	$114,001	$114,001	1,048	/3/1.5	1958	7,380 SF	
.01Mi.	**5615 WREN AVE**	**02/25/2011**	$145,001	$145,001	1,554	//1	1958	7,440 SF	
.02Mi.	**5708 BAINBRIDGE AVE**	**08/28/2007**	$154,535	$154,535	1,192	//1.5	1958	7,380 SF	
.02Mi.	**5613 WREN AVE**	**10/31/1986**	$179,773	$179,773	1,217	/3/1.5	1958	7,380 SF	
.02Mi.	**5703 WREN AVE**	**07/29/2022**	$157,148	$157,148	1,278	/4/2	1958	7,380 SF	
.03Mi.	**5710 BAINBRIDGE AVE**	**01/16/2020**	$160,388	$160,388	1,334	//1.5	1958	7,380 SF	
.03Mi.	**5706 BAINBRIDGE AVE**	**08/21/2020**	$210,619	$210,619	1,918	//2.5	1959	7,380 SF	
.03Mi.	**5700 WREN AVE**	**08/25/1999**	$154,472	$154,472	1,214	//2	1958	6,887 SF	
.03Mi.	**5712 BAINBRIDGE AVE**	**02/15/1986**	$174,871	$174,871	1,396	//1.5	1959	7,860 SF	
.03Mi.	**5704 BAINBRIDGE AVE**	**12/01/2010**	$172,000	$172,000	1,656	//1.5	1959	7,380 SF	
.03Mi.	**5611 WREN AVE**	**12/15/2021**	$206,784	$206,784	1,948	/3/1.5	1958	7,344 SF	
.04Mi.	**5705 WREN AVE**	**05/23/2012**	$152,976	$152,976	1,031	/3/1.5	1959	7,380 SF	
.04Mi.	**9311 ALBANY DR**	**11/07/2025**	$137,008	$137,008	975	//1	1957	7,150 SF	
.04Mi.	**9306 ALBANY DR**	**08/26/2011**	$180,547	$180,547	1,620	/3/2	1959	6,720 SF	
.04Mi.	**5714 BAINBRIDGE AVE**	**11/10/2025**	$142,797	$142,797	988	//1	1958	7,380 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	36.2 years old	Households:	20,543
Median Household Income:	$50,005	Households w/Family:	70%
Household Income Per Capita:	$21,550	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	El Paso Independent School District	Students:	48,118
Number of Schools:	77	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Magoffin Middle School** Number of Students: 541 Student-Teacher Ratio: 13.77	D	Public	6 - 8
7.63Mi.	**Silva Health Magnet** Number of Students: 544 Student-Teacher Ratio: 15.17	A+	Public	9 - 12
1.77Mi.	**Transmountain Early College High School** Number of Students: 354 Student-Teacher Ratio: 14.23	A+	Public	9 - 12
0.33Mi.	**Irvin High School** Number of Students: 932 Student-Teacher Ratio: 13.42 Advanced Placement: Yes	D-	Public	9 - 12
7.57Mi.	**Career & Tech Education Center** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	9 - 12

Flood Report

The Subject Property of **5617 WREN AVE, EL PASO, TX 79924-6614** 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	127%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	105%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

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