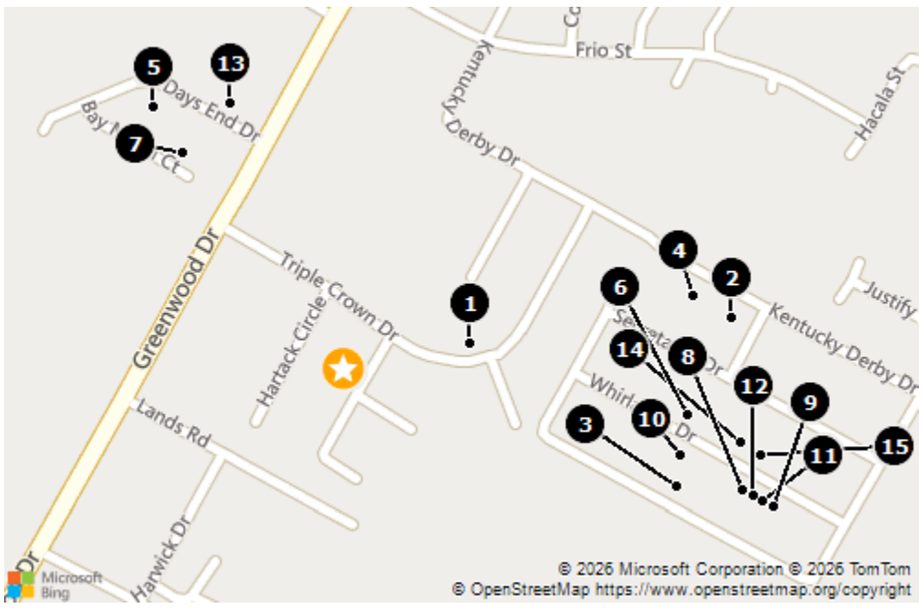
ICE SiteX Report

OrderID: 96978011

SiteX Property Information Report



Subject Property Location

6213 PREAKNESS CIR, CORPUS CHRISTI, TX 78417-3100

County:	**NUECES TX**	Census Tract:	483550018.022019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7718-0001-0330	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$148,420 - $213,580	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C03 GNU HOSP JRC
Assd Land Value:	$12,100	Market Land Value:	$12,100	Tax Year:	2024
Assd Improvement:	$185,615	Market Improvment Value:	$185,615	Total Taxable Value:	$140
Total Assessed Value:	$197,715	Total Assessor Market Value:	$197,715	Delinquent Year:	
				Tax Account ID:	R298111
				Homeowner's Exemption:	
				Tax Exemptions:	DFM

Assessment Legal Description

Lot: 33 Block: 1 Subdivision: SARATOGA DOWNS UNIT 1B Legal Unit: 1
Abbreviated Description: SARATOGA DOWNS UNIT 1B BLK 1 LOT 33

Property Characteristics

Lot Size:	6,055 SF	Bedrooms:		Pool:	
Building Area:	1020 SF	Baths:		Fireplace:	
Year Built:	1983	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:	12/13/2017	Sales Price:	$115,940
Document #:	2017052525 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/01/2017	Loan Amount:	N/A
Document #:	2017050215 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 33 Block: 1 Subdivision: SARATOGA DOWNS Legal Unit: 1 B
City/Muni/Twp: CORPUS CHRISTI

Prior Transfer

Recording Date:	09/22/2016	Sales Price:	N/A
Document #:	2016040069 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/16/2016		
Document Type:			

Legal Description:
Lot: 33 Block: 1 Subdivision: SARATOGA DOWNS Legal Unit: 1B Map Ref: VOL 47 PG 141-142
City/Muni/Twp: CORPUS CHRISTI

ICE SiteX Report

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Prior Transfer

Recording Date:	09/16/2016	Sales Price:	N/A
Document #:	2016040069 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 33 Block: 1 Subdivision: SARATOGA DOWNS UNIT 1B Legal Unit: 1
Abbreviated Description: SARATOGA DOWNS UNIT 1B BLK 1 LOT 33

Prior Transfer

Recording Date:	11/18/2015	Sales Price:	$56,250
Document #:	2015046089 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/12/2006	Loan Amount:	N/A
Document #:	2006024175 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/27/2025	Type Finance:	

Legal Description:
Lot: 33 Block: 1 Subdivision: SARATOGA DOWNS UNIT 18

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	4,966 SF	Median # of Baths	
Median Living Area	1,486 SF	Median Year Built	2014
Price Range - 2 Yrs		Age Range	4 years to 41 years
Median Value		Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1717 TRIPLE CROWN DR** **CORPUS CHRISTI, TX 78417-3132**	10/22/2025			1025	//	1985	6,447 SF	
		APN: 7719-0002-0170 Document #: 2025038001 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Subdivision: SARATOGA DOWNS UNIT IIA MapRef: VOL 48 PG 176&177 Abbreviated Description: Lot:17 Block:2 Subdivision:SARATOGA DOWNS UNIT IIA Map Ref:VOL 48 PG 176&177City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
2	.25Mi.	**1865 OSBERT NELLY DR** **CORPUS CHRISTI, TX 78417-1107**	10/03/2025				//		4,966 SF	
		APN: 7733-0005-0150 Document #: 2025035626 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Subdivision: SARATOGA DOWNS UNIT 4B MapRef: VOL 70 PG 425&426 Abbreviated Description: Lot:15 Block:5 Subdivision:SARATOGA DOWNS UNIT 4B Map Ref:VOL 70 PG 425&426								
3	.2Mi.	**1846 OSBERT NELLY DR** **CORPUS CHRISTI, TX 78417-1107**	09/15/2025				//		4,966 SF	
		APN: 7733-0004-0410 Document #: 2025033093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 4 Subdivision: SARATOGA DOWNS UNIT 4B MapRef: VOL 70 PG 425&426 Abbreviated Description: Lot:41 Block:4 Subdivision:SARATOGA DOWNS UNIT 4B Map Ref:VOL 70 PG 425&426								
4	.23Mi.	**1853 OSBERT NELLY DR** **CORPUS CHRISTI, TX 78417-1107**	09/08/2025				//		4,966 SF	
		APN: 7733-0005-0180 Document #: 2025032306 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: SARATOGA DOWNS UNIT 4B MapRef: VOL 70 PG 425-426 Abbreviated Description: Lot:18 Block:5 Subdivision:SARATOGA DOWNS UNIT 4B Map Ref:VOL 70 PG 425-426								
5	.23Mi.	**1501 DAYS END DR** **CORPUS CHRISTI, TX 78417-3063**	09/03/2025			1354	//	2022	4,922 SF	
		APN: 2339-0002-0080 Document #: 2025031826 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: EVER GREEN ESTATES UNIT 1 MapRef: VOL 67 PG 638&639 Abbreviated Description: Lot:8 Block:2 Subdivision:EVER GREEN ESTATES UNIT 1 Map Ref:VOL 67 PG 638&639City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
6	.25Mi.	**1838 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1403**	06/02/2025			1830	/4/3		4,966 SF	
		APN: 7726-0001-0160 Document #: 2025019436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:16 Block:1 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45								
7	.19Mi.	**1526 BAY MOON CT** **CORPUS CHRISTI, TX 78417-3064**	05/15/2025			1215	//	2014	5,358 SF	
		APN: 2339-0002-0160 Document #: 2025017420 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: EVER GREEN ESTATES UNIT 1 MapRef: VOL 67 PG 638&639 Abbreviated Description: Lot:16 Block:2 Subdivision:EVER GREEN ESTATES UNIT 1 Map Ref:VOL 67 PG 638&639City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI								
8	.3Mi.	**1917 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1406**	04/09/2025			1810	//		4,966 SF	
		APN: 7726-0002-0090 Document #: 2025012441 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:9 Block:2 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45								
9	.32Mi.	**1929 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1406**	03/17/2025			1527	//		4,966 SF	
		APN: 7726-0002-0060 Document #: 2025009416 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 2 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:6 Block:2 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

10	.25Mi.	**1841 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1404**	03/12/2025	1486	//	4,966 SF

APN: 7726-0002-0150 Document #: 2025008810
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:15 Block:2 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

11	.32Mi.	**1925 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1406**	03/10/2025	1391	//	4,966 SF

APN: 7726-0002-0070 Document #: 2025008312
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:7 Block:2 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

12	.31Mi.	**1921 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1406**	03/07/2025	1596	//	4,966 SF

APN: 7726-0002-0080 Document #: 2025008097
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:8 Block:2 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

13	.21Mi.	**1522 DAYS END DR** **CORPUS CHRISTI, TX 78417-3063**	03/06/2025	1614	//	5,140 SF

APN: 2339-0001-0030 Document #: 2025008056
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: EVER GREEN ESTATES UNIT 1 MapRef: VOL 67 PG 638&639 Abbreviated Description: Lot:3 Block:1 Subdivision:EVER GREEN ESTATES UNIT 1 Map Ref:VOL 67 PG 638&639City/Muni/Twp:CORPUS CHRISTI City/Muni/Twp: CORPUS CHRISTI

14	.29Mi.	**1910 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1405**	03/03/2025	1856	//	4,966 SF

APN: 7726-0001-0110 Document #: 2025007344
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:11 Block:1 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

15	.31Mi.	**1918 WHIRLAWAY DR** **CORPUS CHRISTI, TX 78417-1405**	03/03/2025	1560	//	4,966 SF

APN: 7726-0001-0090 Document #: 2025007327
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: SARATOGA DOWNS UNIT 4A MapRef: VOL 70 PG 45 Abbreviated Description: Lot:9 Block:1 Subdivision:SARATOGA DOWNS UNIT 4A Map Ref:VOL 70 PG 45

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.

ICE SiteX Report

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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.	**6213 PREAKNESS CIR**	**09/16/2016**	$197,715	$197,715	1,020		1983	6,055 SF	
.01Mi.	**6217 PREAKNESS CIR**	**07/13/2023**	$224,394	$224,394	1,353		1986	6,011 SF	
.01Mi.	**6209 PREAKNESS CIR**		$228,955	$228,955	1,503		1983	6,098 SF	
.02Mi.	**6205 PREAKNESS CIR**	**07/22/2019**	$156,556	$156,556	1,034		1983	6,316 SF	
.02Mi.	**6221 PREAKNESS CIR**	**11/15/1995**	$178,597	$178,597	1,080		1983	6,011 SF	
.02Mi.	**6214 HARTACK CIR**	**01/31/2025**	$146,945	$146,945	913		1982	6,011 SF	
.02Mi.	**6218 HARTACK CIR**	**10/13/2017**	$200,399	$200,399	1,421		1983	6,011 SF	
.02Mi.	**6210 HARTACK CIR**	**07/29/1988**	$232,909	$232,909	1,610		1982	6,011 SF	
.03Mi.	**1701 CITATION DR**	**08/25/2022**	$200,041	$200,041	1,266		1983	6,098 SF	
.03Mi.	**6225 PREAKNESS CIR**	**02/23/2001**	$189,685	$189,685	1,143	/3/	2000	6,055 SF	
.03Mi.	**6222 HARTACK CIR**	**05/07/1992**	$156,841	$156,841	1,032		1982	6,011 SF	
.03Mi.	**6201 PREAKNESS CIR**	**04/07/2020**	$275,707	$275,707	1,409	/3/2	2019	8,233 SF	
.03Mi.	**6206 HARTACK CIR**	**07/19/1991**	$191,112	$191,112	1,202		1982	6,011 SF	
.03Mi.	**1702 TRIPLE CROWN DR**	**06/03/1992**	$175,098	$175,098	1,477		1983	6,360 SF	
.04Mi.	**6226 HARTACK CIR**	**06/06/2022**	$196,091	$196,091	1,106		1982	6,011 SF	
.04Mi.	**1705 CITATION DR**	**04/29/2003**	$216,202	$216,202	1,484		1982	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	37.8 years old	Households:	1,276
Median Household Income:	$60,584	Households w/Family:	76%
Household Income Per Capita:	$27,128	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

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
4.36Mi.	**Wynn Seale Metropolitan School of Design** Number of Students: 682 Student-Teacher Ratio: 15.94	B	Public	PK - 6
7.74Mi.	**Dorothy Adkins Middle School** Number of Students: 518 Student-Teacher Ratio: 18.41	B	Public	6 - 8
7.68Mi.	**Early Childhood Development Center** Number of Students: 150 Student-Teacher Ratio: 16.89	NA	Public	PK - PK
3.75Mi.	**Harold T Branch Academy for Career & Technical Education** Number of Students: 248 Student-Teacher Ratio: 18.83	A-	Public	9 - 12
5.04Mi.	**Windsor Park G/T** Number of Students: 602 Student-Teacher Ratio: 16.27	A	Public	1 - 5
0.46Mi.	**Los Encinos Elementary School** Number of Students: 360 Student-Teacher Ratio: 15.25	B	Public	PK - 5
2.19Mi.	**Cunningham Middle School at South Park** Number of Students: 706 Student-Teacher Ratio: 14.46	D+	Public	6 - 8
1.73Mi.	**Foy H. Moody High School** Number of Students: 1,326 Student-Teacher Ratio: 17.07	C-	Public	9 - 12

Flood Report

The Subject Property of **6213 PREAKNESS CIR, CORPUS CHRISTI, TX 78417-3100** 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.

ICE SiteX Report

OrderID: 96978011

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	115%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

7/5/2024 - urricane Beryl

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