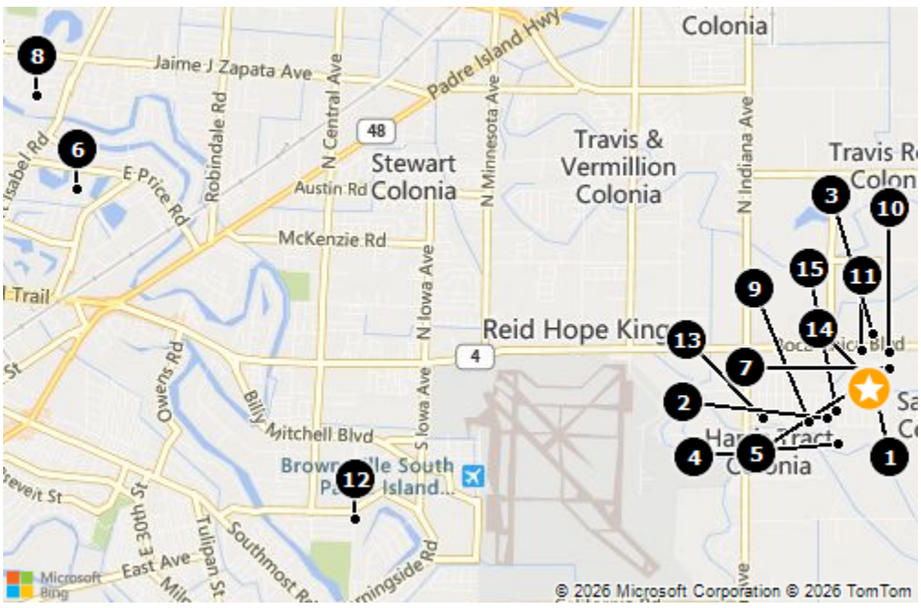
ICE SiteX Report

OrderID: 98722701

SiteX Property Information Report



Subject Property Location

622 FRESA, BROWNSVILLE, TX 78521-7793

County:	**CAMERON TX**	Census Tract:	480610141.023001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	74-7572-0250-0110-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$156,620 - $225,380	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	SST,SBN,GCC,STS
Assd Land Value:	$52,250	Market Land Value:	$52,250	Tax Year:	2025
Assd Improvement:	$139,070	Market Improvment Value:	$139,070	Total Taxable Value:	$2,236
Total Assessed Value:	$180,549	Total Assessor Market Value:	$191,320	Delinquent Year:	
				Tax Account ID:	132429
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Block: 25 Section: 4 Subdivision: EL NARANJAL SUBDIVISION SEC IV Map Ref: MAP 09-15-06
Abbreviated Description: EL NARANJAL SUBDIVISION SEC IV BLK 25 LOT 11 (CAB 1 SLOT 2113-AB CCMR)
City/Muni/Twp: CITY OF BROWNSVILLE

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:		Pool:	
Building Area:	1146 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	2025-13824 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Lot: 11 Block: 25 Section: IV Subdivision: EL NARANJAL SUBDIVISION
City/Muni/Twp: BROWNSVILLE

Mortgage Record

Recording Date:	06/23/2021	Loan Amount:	N/A
Document #:	2021-27591 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Lot: 11 Block: 25 Section: IV Subdivision: ELNARANJAL SUBDIVSION
City/Muni/Twp: BROWNSVILLE

Prior Transfer

Recording Date:	09/24/2008	Sales Price:	$58,550
Document #:	2008-00043531 BK-PG 12006-092	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	05/31/2006	Sales Price:	$58,550
Document #:	00032116 BK-PG 12006-092	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2005	Loan Amount:	N/A
Document #:	67687 BK-PG 12006-093	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 11 Block: 25 Subdivision: MARANJAL SUBDIVISION SECTION IV
City/Muni/Twp: BROWNSVILLE

Prior Transfer

Recording Date:	11/28/2005	Sales Price:	N/A
Document #:	67685 BK-PG 12006-077	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/16/2005		
Document Type:			

Legal Description:
Lot: 11 Block: 25 Subdivision: EL NARANJAL SUBDIVISION SECTION IV Map Ref: MB1 PG2113-A&B
City/Muni/Twp: BROWNSVILLE

Prior Transfer

Recording Date:	11/16/2005	Sales Price:	N/A
Document #:	67685 BK-PG -77	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Block: 25 Section: 4 Subdivision: EL NARANJAL SUBDIVISION SEC IV Map Ref: MAP 09-15-06
Abbreviated Description: EL NARANJAL SUBDIVISION SEC IV BLK 25 LOT 11 (CAB 1 SLOT 2113-AB CCMR)
City/Muni/Twp: CITY OF BROWNSVILLE

Prior Transfer

Recording Date:	06/14/2005	Sales Price:	N/A
Document #:	33575 BK-PG 11445-080	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2005		
Document Type:			

Legal Description:
Lot: 11 Block: 25 Subdivision: EL NARANJAL SUBDIVISION SECTION IV Map Ref: MB I PG2113-A&B
City/Muni/Twp: BROWNSVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,001 SF	Median # of Baths	
Median Living Area	1,353 SF	Median Year Built	2022
Price Range - 2 Yrs		Age Range	1 years to 23 years
Median Value		Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**652 FRESA** **BROWNSVILLE, TX 78521-7793**	10/09/2026			1049	//	2006	5,001 SF	
		APN: 74-7572-0250-0080-00 Document #: 2026-37049 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 25 Section: IV Subdivision: EL NARANJAL SUBDIVISION Abbreviated Description: Lot:8 Block:25 Section:IV Subdivision:EL NARANJAL SUBDIVISION City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE								
2	.3Mi.	**639 MEDFORD AVE** **BROWNSVILLE, TX 78521-8403**	07/20/2026			1614	//	2013	5,001 SF	
		APN: 74-7564-0170-0140-00 Document #: 2026-26124 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 17 Subdivision: EL NARANJAL SUBDIVISION MapRef: CAB 1 SL 1912 Abbreviated Description: Lot:14 Block:17 Subdivision:EL NARANJAL SUBDIVISION Map Ref:CAB 1 SL 1912								
3	.32Mi.	**8620 JUPITER ST** **BROWNSVILLE, TX 78521-8572**	07/01/2026			2324	/3/2	2023	8,050 SF	
		APN: 74-7505-0010-0060-00 Document #: 2026-23761 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: LUNAR ESTATES SUBDIVISION SECTION 1 MapRef: CAB 1 PG 4384&4385 Abbreviated Description: Lot:6 Block:1 Subdivision:LUNAR ESTATES SUBDIVISION SECTION 1 Map Ref:CAB 1 PG 4384&4385								
4	.38Mi.	**700 TAMARINDO LN** **BROWNSVILLE, TX 78521-8714**	06/24/2026			1164	/3/2	2024	5,001 SF	
		APN: 74-7513-0370-0060-00 Document #: 2026-22724 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 37 Section: XIII Subdivision: EL NARANJAL SUBDIVISION MapRef: DOC 14736 Abbreviated Description: Lot:6 Block:37 Section:XIII Subdivision:EL NARANJAL SUBDIVISION Map Ref:DOC 14736								
5	.33Mi.	**673 THORTON** **BROWNSVILLE, TX 78521-**	04/15/2026			1080	/3/2	2025	5,001 SF	
		APN: 74-7513-0390-0030-00 Document #: 2026-13129 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 39 Subdivision: EL NARANJAL SUBDIVISION SECTION XIII MapRef: DOC 14736-14738 Abbreviated Description: Lot:3 Block:39 Subdivision:EL NARANJAL SUBDIVISION SECTION XIII Map Ref:DOC 14736-14738								
6	.3Mi.	**624 MANDELOS DR** **BROWNSVILLE, TX 78521-8657**	04/10/2026			1504	//	2025	7,588 SF	
		APN: 74-7513-0320-0200-00 Document #: 2026-12647 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 20 Block: 32 Section: XIII Subdivision: EL NARANJAL SUBDIVISION MapRef: DOC 14736-14738 Abbreviated Description: Lot:20 Block:32 Section:XIII Subdivision:EL NARANJAL SUBDIVISION Map Ref:DOC 14736-14738

7	.17Mi.	**165 NARANJAL** **BROWNSVILLE, TX 78521-7599**	03/27/2026	1464	//	2019	5,001 SF

APN: 74-7572-0210-0070-00 Document #: 2026-10643
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 21 Section: IV Subdivision: EL NARANJAL SUBDIVISION MapRef: CAB 1 SL 2114 Abbreviated Description: Lot:7 Block:21 Section:IV Subdivision:EL NARANJAL SUBDIVISION Map Ref:CAB 1 SL 2114City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

8	.34Mi.	**709 FOSTER LN** **BROWNSVILLE, TX 78521-**	03/06/2026	1585	//	2025	5,001 SF

APN: 74-7608-0400-0060-00 Document #: 2026-7994
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 40 Subdivision: EL NARANJAL SUBDIVISION SECTION XV MapRef: DOC 2025-15081 Abbreviated Description: Lot:6 Block:40 Subdivision:EL NARANJAL SUBDIVISION SECTION XV Map Ref:DOC 2025-15081

9	.33Mi.	**683 THORNTON LN** **BROWNSVILLE, TX 78521-8656**	03/05/2026	1099	/3/2	2025	5,001 SF

APN: 74-7513-0390-0040-00 Document #: 2026-7836
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 39 Subdivision: EL NARANJAL SUBDIVISION SECTION XIII MapRef: DOC 14736 Abbreviated Description: Lot:4 Block:39 Subdivision:EL NARANJAL SUBDIVISION SECTION XIII Map Ref:DOC 14736City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

10	.25Mi.	**65 NARANJAL** **BROWNSVILLE, TX 78521-7598**	01/29/2026	1353	//	2003	8,882 SF

APN: 74-7573-0010-0010-00 Document #: 2026-3160
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: EL NARANJAL SUBDIVISION SECTION V MapRef: CAB 1 PG 2170A&B Abbreviated Description: Lot:1 Block:1 Subdivision:EL NARANJAL SUBDIVISION SECTION V Map Ref:CAB 1 PG 2170A&BCity/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

11	.23Mi.	**121 KIWI** **BROWNSVILLE, TX 78521-7762**	12/22/2025	1034	//	2003	4,996 SF

APN: 74-7573-0030-0150-00 Document #: 2025-44735
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Section: V Subdivision: EL NARANJAL SUBDIVISION MapRef: CAB 1 SL 2170-A&2170 Abbreviated Description: Lot:15 Block:3 Section:V Subdivision:EL NARANJAL SUBDIVISION Map Ref:CAB 1 SL 2170-A&2170City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

12	.39Mi.	**732 THORNTON LN** **BROWNSVILLE, TX 78521-1598**	12/12/2025	1255	//	2025	5,750 SF

APN: 74-7513-0380-0280-00 Document #: 2025-43582
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 38 Subdivision: EL NARANJAL SUBDIVISION SECTION XIII MapRef: DOC 14736-14738 Abbreviated Description: Lot:28 Block:38 Subdivision:EL NARANJAL SUBDIVISION SECTION XIII Map Ref:DOC 14736-14738

13	.17Mi.	**623 MARRS AVE** **BROWNSVILLE, TX 78521-8378**	12/11/2025	1510	/3/	2022	9,744 SF

APN: 74-7518-0250-0500-00 Document #: 2025-43329
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Block: 25 Subdivision: EL NARANJAL SUBDIVISION SECTION X MapRef: CAB 1 PG 4128 Abbreviated Description: Lot:50 Block:25 Subdivision:EL NARANJAL SUBDIVISION SECTION X Map Ref:CAB 1 PG 4128City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

14	.05Mi.	**504 PLATANO** **BROWNSVILLE, TX 78521-7791**	10/31/2025	1087	/3/2	2014	5,001 SF

APN: 74-7572-0240-0100-00 Document #: 2025-38300
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 24 Subdivision: EL NARANJAL SUBDIVISION SECTION IV MapRef: CAB 1 SL 2113-A&2113 Abbreviated Description: Lot:10 Block:24 Subdivision:EL NARANJAL SUBDIVISION SECTION IV Map Ref:CAB 1 SL 2113-A&2113City/Muni/Twp:BROWNSVILLE City/Muni/Twp: BROWNSVILLE

15	.23Mi.	**430 TAMARINDO LN** **BROWNSVILLE, TX 78521-8700**	10/30/2025	1640	//	2022	5,950 SF

APN: 74-7517-0190-0340-00 Document #: 2025-38213
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 19 Subdivision: EL NARANJAL SUBDIVISION SECTION XI MapRef: CAB 1 SL 4459 Abbreviated Description: Lot:34 Block:19 Subdivision:EL NARANJAL SUBDIVISION SECTION XI Map Ref:CAB 1 SL 4459

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.	**622 FRESA**	**11/16/2005**	$191,320	$180,549	1,146		2005	5,001 SF	
.01Mi.	**612 FRESA**	**06/12/2020**	$207,020	$167,310	1,268		2019	5,001 SF	
.01Mi.	**632 FRESA**	**12/01/2005**	$191,898	$128,801	1,145		2005	5,001 SF	
.02Mi.	**642 FRESA**	**01/13/2006**	$190,810	$130,491	1,134		2005	5,001 SF	
.02Mi.	**602 FRESA**	**08/25/2006**	$178,138	$119,339	972		2006	5,001 SF	
.02Mi.	**783 MARRS AVE**	**09/28/2007**	$177,493	$117,198	1,177		2007	5,001 SF	
.03Mi.	**793 MARRS AVE**	**10/03/2004**	$177,293	$123,029	1,182		2004	5,001 SF	
.03Mi.	**652 FRESA**	**07/11/2023**	$175,130	$175,130	1,049		2006	5,001 SF	
.03Mi.	**592 FRESA**	**05/18/2006**	$189,056	$127,774	1,145		2005	5,001 SF	
.03Mi.	**611 FRESA**	**12/19/2019**	$206,118	$166,753	1,250		2019	5,001 SF	
.03Mi.	**621 FRESA**	**11/20/2015**	$200,622	$162,887	1,050	/3/2	2014	5,001 SF	
.03Mi.	**601 FRESA**	**12/19/2019**	$203,055	$164,037	1,229		2019	5,001 SF	
.03Mi.	**631 FRESA**	**01/26/2018**	$175,000	$160,229	1,050		2014	5,001 SF	
.03Mi.	**803 MARRS AVE**	**07/30/2007**	$184,854	$129,796	1,177		2007	5,001 SF	
.03Mi.	**591 FRESA**	**09/26/2024**	$172,575	$172,575	908		2024	5,001 SF	
.04Mi.	**582 FRESA**	**11/09/2023**	$171,601	$113,511	852		2006	5,001 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.4 years old	Households:	25,849
Median Household Income:	$39,308	Households w/Family:	78%
Household Income Per Capita:	$15,464	Households w/Family Married:	45%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

School District Zone:	Brownsville Independent School District	Students:	36,140
Number of Schools:	52	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.71Mi.	**Lopez Early College High School** Number of Students: 1,739 Student-Teacher Ratio: 13.87 Advanced Placement: Yes	C-	Public	9 - 12
6.24Mi.	**Brownsville Early College High School** Number of Students: 311 Student-Teacher Ratio: 20.19 Advanced Placement: Yes	A+	Public	9 - 12
1.38Mi.	**Senator Eddie A. Lucio Jr. Middle School** Number of Students: 627 Student-Teacher Ratio: 13.47	C	Public	6 - 8
0.38Mi.	**Ben Brite Elementary School** Number of Students: 584 Student-Teacher Ratio: 15.81	B	Public	KG - 5

Flood Report

The Subject Property of **622 FRESA, BROWNSVILLE, TX 78521-7793** 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	118%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	98%	SIMILAR

Disaster Alerts

3/26/2025 - Severe Storms And Flooding

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

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