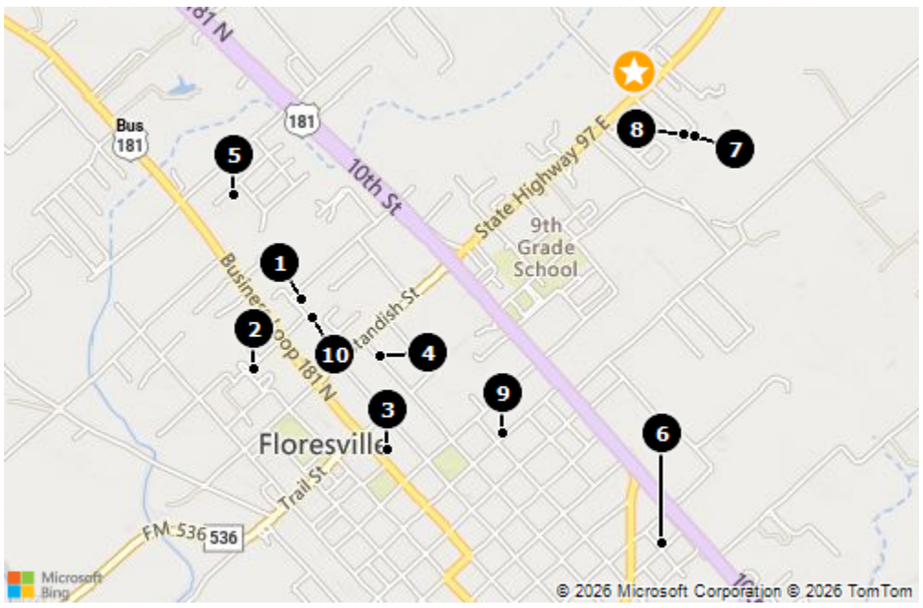
ICE SiteX Report

OrderID: 98722795

SiteX Property Information Report



Subject Property Location

62 BUTTERCUP LN, FLORESVILLE, TX 78114-4602

County:	**WILSON TX**	Census Tract:	484930004.022016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2710-01000-04601	Thomas Bros Pg-Grid:	

Valuation

Value:	**$311,000**	FSD:	76	Common Confidence Score:	9
Value Range:	$74,640 - $547,360	ICE Confidence Score:	24		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CAD ESD#4 ESD#5 GW
Assd Land Value:	$64,300	Market Land Value:	$64,300	Tax Year:	2025
Assd Improvement:	$214,720	Market Improvment Value:	$214,720	Total Taxable Value:	
Total Assessed Value:	$279,020	Total Assessor Market Value:	$279,020	Delinquent Year:	
				Tax Account ID:	42591
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 46 Subdivision: FLORESVILLE SECTIONS
Abbreviated Description: FLORESVILLE SECTIONS, LOT 46 (NORTH PT) (SEC 1), ACRES .36

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:		Pool:	
Building Area:	1704 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/19/2022	Sales Price:	N/A
Document #:	116455 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/18/2022		
Document Type:			

Legal Description:
Subdivision: S & J AROCHA GRANT ABSTRACT 1

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	N/A
Document #:	069341 BK-PG 2004 -584	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/04/2017		
Document Type:			

Legal Description:
Lot: I Subdivision: S J AROCHA GRANT ABSTRACT NO 1 Map Ref: VOL423 PG101
City/Muni/Twp: FLORESVILLE

Prior Transfer

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

Legal Description:
Lot: 46 Subdivision: FLORESVILLE SECTIONS
Abbreviated Description: FLORESVILLE SECTIONS, LOT 46 (NORTH PT) (SEC 1), ACRES .36

ICE SiteX Report

OrderID: 98722795

Area Sales Analysis

Total Area Sales	$85,000	Median # of Bedrooms	
Median Lot Size	9,749 SF	Median # of Baths	
Median Living Area	1,512 SF	Median Year Built	1957
Price Range - 2 Yrs	to $85,000	Age Range	38 years to 113 years
Median Value		Median Age	69 years

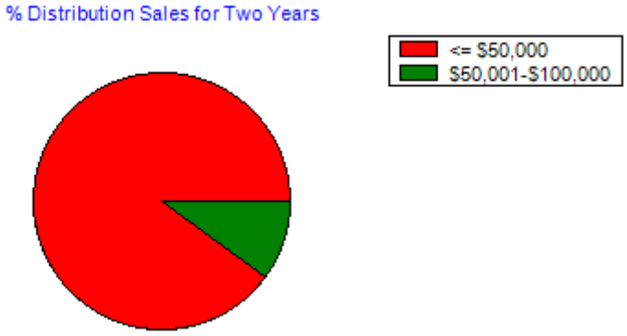
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**1224 PLUM ST** **FLORESVILLE, TX 78114-1820**	09/24/2026			1464	//	1955	11,099 SF	
		APN: 2710-24000-03100 Document #: 2026-166384 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: THE 8 & J AROCHA GRANT ABSTRACT NO 1 Abbreviated Description: Subdivision:THE 8 & J AROCHA GRANT ABSTRACT NO 1 City/Muni/Twp:FLORESVILLE City/Muni/Twp: FLORESVILLE								
2	1.36Mi.	**1106 PLUM ST** **FLORESVILLE, TX 78114-1728**	04/01/2026			1600	//	1940	7,248 SF	
		APN: 2710-23000-00300 Document #: 2026-160913 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 4 Subdivision: CRAIGHHEAD ADDITION MapRef: VOL 1 PG 3 Abbreviated Description: Lot:18 Block:4 Subdivision:CRAIGHHEAD ADDITION Map Ref:VOL 1 PG 3City/Muni/Twp:LODI City/Muni/Twp: LODI								
3	1.28Mi.	**1012 4TH ST** **FLORESVILLE, TX 78114-2013**	03/09/2026	$85,000	$48	1762	//	1913	14,593 SF	
		APN: 2785-00000-01100 Document #: 2026-160216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: S&J AROCHA SURVEY ABSTRACT 1 MapRef: VOL 794 PG 217 Abbreviated Description: Subdivision:S&J AROCHA SURVEY ABSTRACT 1 Map Ref:VOL 794 PG 217City/Muni/Twp:FLORESVILLE City/Muni/Twp: FLORESVILLE								
4	1.06Mi.	**910 6TH ST** **FLORESVILLE, TX 78114-1840**	02/19/2026			639	//	1940	18,269 SF	
		APN: 2710-10000-00300 Document #: 2026-159643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 10 Subdivision: FLORESVILLE SCTIONS Abbreviated Description: Lot:3 Block:10 Subdivision:FLORESVILLE SCTIONS								
5	1.18Mi.	**1312 LONGHORN DR** **FLORESVILLE, TX 78114-3115**	02/10/2026			1239	//	1985	8,625 SF	
		APN: 2780-02004-00100 Document #: 2026-159405 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: LONGIDGE HEIGHTS SUBDIVISION Legal Unit: 2 MapRef: VOL 3 PG 28 Abbreviated Description: Lot:1 Block:4 Subdivision:LONGIDGE HEIGHTS SUBDIVISION Legal Unit:2 Map Ref:VOL 3 PG 28City/Muni/Twp:FLORESVILLE City/Muni/Twp: FLORESVILLE								
6	1.34Mi.	**1701 H ST** **FLORESVILLE, TX 78114-2727**	12/22/2025			1662	//	1975	7,919 SF	
		APN: 2680-00003-00400 Document #: 2025-158308 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13&14 Block: 3 Subdivision: EAST HEIGHTS ADDITION MapRef: VOL 63 PG 570&571 Abbreviated Description: Lot:13&14 Block:3 Subdivision:EAST HEIGHTS ADDITION Map Ref:VOL 63 PG 570&571Abbreviated Description:LOT: SOUTH PORTION OF LOT 13 City/Muni/Twp:FLORESVILLE City/Muni/Twp: FLORESVILLE								
7	.25Mi.	**612 MIMOSA DR** **FLORESVILLE, TX 78114-3012**	10/02/2025			1372	//		7,349 SF	
		APN: 2795-00004-00400 Document #: 2025-156239 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: S & J AROCHA GRANT ABSTRACT 1 Abbreviated Description: Subdivision:S & J AROCHA GRANT ABSTRACT 1								
8	.22Mi.	**619 MIMOSA DR** **FLORESVILLE, TX 78114-3019**	09/26/2025			1219	//	1988	9,479 SF	
		APN: 2795-00002-01600 Document #: 2025-156047 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: MEADOWCREST SUBDIVISION Legal Unit: 2 MapRef: VOL 4 PG 52 Abbreviated Description: Lot:16 Block:2 Subdivision:MEADOWCREST SUBDIVISION Legal Unit:2 Map Ref:VOL 4 PG 52								
9	1.08Mi.	**1505 B ST** **FLORESVILLE, TX 78114-2113**	09/04/2025			1560	//	1959	10,019 SF	
		APN: 2710-08000-00600 Document #: 2025-155284 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Section: 8 Subdivision: FLORESVILLE SECTIONS Abbreviated Description: Lot:6 Section:8 Subdivision:FLORESVILLE SECTIONS								
10	1.14Mi.	**1216 PLUM ST** **FLORESVILLE, TX 78114-1820**	07/15/2025			1662	//		10,799 SF	
		APN: 2710-24000-01400 Document #: 2025-153837 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: S&J AROCHA GRANT ABSTRACT 1 Abbreviated Description: Subdivision:S&J AROCHA GRANT ABSTRACT 1 City/Muni/Twp:FLORESVILLE City/Muni/Twp: FLORESVILLE								

ICE SiteX Report

OrderID: 98722795

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.	**62 BUTTERCUP LN**		$279,020	$279,020	1,704		2006	15,682 SF	
.03Mi.	**2033 STANDISH ST**	**01/13/2005**	$300,690	$256,867	3,000		2007	19,602 SF	
.04Mi.	**2025 STANDISH ST**	**07/11/2024**	$128,340	$128,340	952		1950	23,087 SF	
.04Mi.	**2023 STANDISH ST**	**04/24/2000**	$213,150	$213,150	1,768		1950	37,592 SF	
.05Mi.	**65 BUTTERCUP LN**	**10/03/2018**	$250,220	$213,023	1,680	//2	1984	40,075 SF	
.05Mi.	**2039 STANDISH ST**		$170,570	$170,570	1,160		1977	15,682 SF	
.05Mi.	**2031 STANDISH ST**	**07/22/2022**	$138,190	$138,190	1,092	//1	1971	12,632 SF	
.06Mi.	**610 BLUE BONNET N**	**01/16/2020**	$406,870	$406,870	1,688			40,075 SF	
.07Mi.	**2043 STANDISH ST**	**09/29/2017**	$184,880	$174,406	1,260		2007	16,553 SF	
.08Mi.	**2045 STANDISH ST**	**02/21/2020**	$159,880	$159,880	1,260	//1.5	1997	18,295 SF	
.08Mi.	**302 WILDROSE DR**	**11/25/2002**	$210,130	$210,130	1,459		1981	13,268 SF	
.08Mi.	**104 TECOLOTE LN**	**06/09/1987**	$303,570	$261,664	2,060	//2	1988	40,075 SF	
.08Mi.	**201 BLUE BONNET**		$288,330	$288,330	2,329		1981	15,002 SF	
.09Mi.	**2053 STANDISH ST**	**12/04/2024**	$229,820	$229,820	1,792			13,068 SF	
.09Mi.	**626 BLUE BONNET N**	**01/19/2000**	$505,690	$388,310	3,081		1995	1 SF	AboveGround
.09Mi.	**301 WILDROSE DR**		$292,390	$292,390	2,100		1997	27,325 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	40.7 years old	Households:	9,425
Median Household Income:	$89,785	Households w/Family:	76%
Household Income Per Capita:	$43,544	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Floresville Independent School District	Students:	4,062
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Floresville Middle School** Number of Students: 866 Student-Teacher Ratio: 15.91	B-	Public	6 - 8
0.61Mi.	**Floresville High School** Number of Students: 1,254 Student-Teacher Ratio: 15.69 Advanced Placement: Yes	D+	Public	9 - 12
0.38Mi.	**South Elementary School** Number of Students: 938 Student-Teacher Ratio: 17.9	D+	Public	PK - 5

ICE SiteX Report

OrderID: 98722795

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	125%	HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

7/12/2026 - Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.