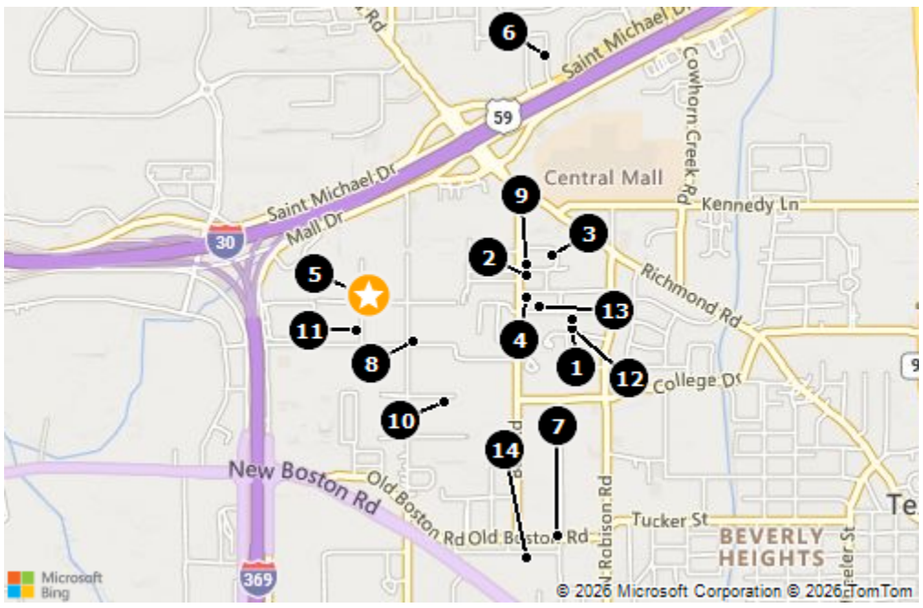
ICE SiteX Report

OrderID: 98688946

SiteX Property Information Report



Subject Property Location

630 OAK HILL RD, TEXARKANA, TX 75501-2629

County:	**BOWIE TX**	Census Tract:	480370108.004002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28615	Thomas Bros Pg-Grid:	

Valuation

Value:	**$142,000**	FSD:	16	Common Confidence Score:	49
Value Range:	$119,280 - $164,720	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	P3 1B 2T 3T 4C
Assd Land Value:	$14,000	Market Land Value:	$14,000	Tax Year:	2025
Assd Improvement:	$130,863	Market Improvment Value:	$130,863	Total Taxable Value:	
Total Assessed Value:	$144,863	Total Assessor Market Value:	$144,863	Delinquent Year:	
				Tax Account ID:	12440001300
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: KENWOOD PARK Tract No: 4D
Abbreviated Description: KENWOOD PARK 2023-9578 10/02/23 BLK/TRACT 4D 0.36 ACRES

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:		Pool:	
Building Area:	1180 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/24/2025	Sales Price:	N/A
Document #:	2025-00001612 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2023	Sales Price:	$53,600
Document #:	2023-00010548 BK-PG 6017-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/02/2023	Sales Price:	N/A
Document #:	2023-00009578 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/29/2023		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: KENWOOD PARK Map Ref: VOL 40 PG 186
Abbreviated Description: SOUTH 2 OF LOT 4
City/Muni/Twp: TEXARKANA

Mortgage Record

Recording Date:	03/31/2011	Loan Amount:	N/A

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Document #:	2011-03807 BK-PG 6017-001	Loan Type:	New Conventional
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
Lot: 4 Subdivision: KENWOOD PARK
Abbreviated Description: S2 LT4
City/Muni/Twp: TEXARANA

Prior Transfer

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

Legal Description:
Subdivision: KENWOOD PARK Tract No: 4D
Abbreviated Description: KENWOOD PARK 2023-9578 10/02/23 BLK/TRACT 4D 0.36 ACRES

Area Sales Analysis

Total Area Sales	$166,001	Median # of Bedrooms	
Median Lot Size	11,544 SF	Median # of Baths	
Median Living Area	1,410 SF	Median Year Built	1976
Price Range - 2 Yrs	to $100,000	Age Range	41 years to 61 years
Median Value		Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**113 OAK HILL RD** **TEXARKANA, TX 75501-2732**	09/21/2026	$66,001	$34	1927	//		9,148 SF	
		APN: 6614 Document #: 2026-00009764 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: BROWNWOOD SECOND ADDITION MapRef: MB 329 PG 23 Abbreviated Description: Lot:7 Block:5 Subdivision:BROWNWOOD SECOND ADDITION Map Ref:MB 329 PG 23City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
2	.43Mi.	**102 MELROSE DR** **TEXARKANA, TX 75501-2721**	08/25/2026			1276	//		10,019 SF	
		APN: 6623 Document #: 2026-00008755 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: BROWNWOOD THIRD ADDITION MapRef: VOL 427 PG 34 Abbreviated Description: Lot:1 Block:6 Subdivision:BROWNWOOD THIRD ADDITION Map Ref:VOL 427 PG 34City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
3	.51Mi.	**201 MELROSE DR** **TEXARKANA, TX 75501-2722**	05/22/2026			2023	//		10,019 SF	
		APN: 6631 Document #: 2026-00005015 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: BROWNWOOD THIRD ADDITION MapRef: VOL 427 PG 34 Abbreviated Description: Lot:6 Block:7 Subdivision:BROWNWOOD THIRD ADDITION Map Ref:VOL 427 PG 34City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
4	.43Mi.	**207 WILDWOOD DR** **TEXARKANA, TX 75501-2744**	04/23/2026			2935	//	1965	40,511 SF	
		APN: 6589 Document #: 2026-00003954 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5-7 Block: 3 Subdivision: BROWNWOOD SECOND ADDITION MapRef: VOL 329 PG 27 Abbreviated Description: Lot:5-7 Block:3 Subdivision:BROWNWOOD SECOND ADDITION Map Ref:VOL 329 PG 27City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
5	.03Mi.	**801 FRANKLIN ST** **TEXARKANA, TX 75501-2617**	11/12/2025			1618	//		38,768 SF	
		APN: 28625 Document #: 2025-00011174 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: W H BOYCE H R SURVEY ABSTRACT #21 Abbreviated Description: Subdivision:W H BOYCE H R SURVEY ABSTRACT #21								
6	.8Mi.	**111 ROYALE DR** **TEXARKANA, TX 75503-2330**	11/10/2025			1401	//		9,148 SF	
		APN: 47861 Document #: 2025-00011102 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: SPARKWOOD NORTH 1ST ADDITION MapRef: VOL 429 PG 369 Abbreviated Description: Lot:5 Block:4 Subdivision:SPARKWOOD NORTH 1ST ADDITION Map Ref:VOL 429 PG 369City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
7	.81Mi.	**301 FIELDEN ST** **TEXARKANA, TX 75501-2917**	10/28/2025			1238	//		21,344 SF	
		APN: 55314 Document #: 2025-00010675 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: WESTLAWN ADDITION MapRef: VOL 40 PG 310 Abbreviated Description: Lot:1 Block:2 Subdivision:WESTLAWN ADDITION Map Ref:VOL 40 PG 310City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
8	.17Mi.	**424 WADE LN** **TEXARKANA, TX 75501-2639**	10/06/2025			1008	//		11,326 SF	
		APN: 28669 Document #: 2025-00009874 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: KENWOOD PARK MapRef: VOL 40 PG 186 Abbreviated Description: Lot:11 Subdivision:KENWOOD PARK Map Ref:VOL 40 PG 186Abbreviated Description:LOT: PART OF LOT 11								
9	.43Mi.	**101 MELROSE DR** **TEXARKANA, TX 75501-2720**	09/10/2025			1641	//	1969	12,632 SF	
		APN: 6636 Document #: 2025-00008903 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 7 Subdivision: BROWNWOOD THIRD ADDITION MapRef: VOL 427 PG 34 Abbreviated Description: Lot:11 Block:7 Subdivision:BROWNWOOD THIRD ADDITION Map Ref:VOL 427 PG 34City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA								
10	.36Mi.	**705 BOARDWALK AVE**	09/04/2025			1419	//	1985	14,375 SF	

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TEXARKANA, TX 75501-2955
APN: 39638 Document #: 2025-00008698
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: PARKWOOD ADDITION MapRef: VOL 752 PG 298 Abbreviated Description: Lot:8 Block:2 Subdivision:PARKWOOD ADDITION Map Ref:VOL 752 PG 298City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA

11	.1Mi.	**713 FRANKLIN ST**	08/20/2025		1152	//	1983	21,780 SF

TEXARKANA, TX 75501-2615
APN: 28639 Document #: 2025-00008196
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: KENWOOD PARK MapRef: VOL 40 PG 186 Abbreviated Description: Lot:8 Subdivision:KENWOOD PARK Map Ref:VOL 40 PG 186Abbreviated Description:LOT : PART OF LOT 8 City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA

12	.56Mi.	**2914 SUNSET RD**	07/14/2025	$100,000	$77	1283	//	10,019 SF

TEXARKANA, TX 75501-2739
APN: 46341 Document #: 2025-00006673
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 10 Subdivision: SHERWOOD ADDITION MapRef: VOL 204 PG 407 Abbreviated Description: Lot:8 Block:10 Subdivision:SHERWOOD ADDITION Map Ref:VOL 204 PG 407

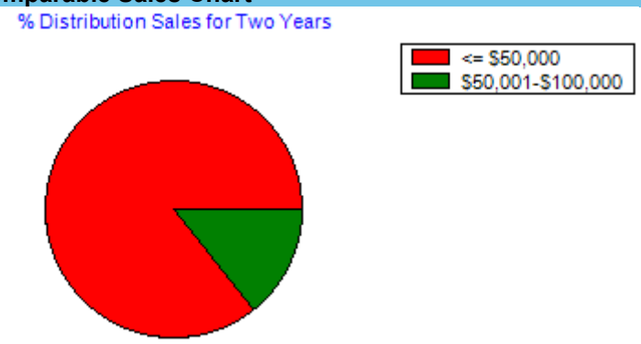
13	.46Mi.	**208 OAK HILL RD**	07/02/2025		1540	//		8,712 SF

TEXARKANA, TX 75501-2735
APN: 6591 Document #: 2025-00006327
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: BROWNWOOD SECOND ADDITION MapRef: VOL 2251 PG 341 Abbreviated Description: Lot:9 Block:3 Subdivision:BROWNWOOD SECOND ADDITION Map Ref:VOL 2251 PG 341Abbreviated Description:LOT : PART OF LOT 9

14	.83Mi.	**3017 MEADOWS DR**	07/02/2025		1176	//		11,761 SF

TEXARKANA, TX 75501-2921
APN: 5869 Document #: 2025-00006345
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 2 Subdivision: BROWN MEADOWS SECOND ADDITION MapRef: VOL 204 PG 272 Abbreviated Description: Lot:3&4 Block:2 Subdivision:BROWN MEADOWS SECOND ADDITION Map Ref:VOL 204 PG 272City/Muni/Twp:TEXARKANA City/Muni/Twp: TEXARKANA

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.	**630 OAK HILL RD**		$144,863	$144,863	1,180			15,682 SF	
.02Mi.	**628 OAK HILL RD**		$191,464	$191,464	1,331		1995	13,809 SF	
.03Mi.	**806 FRANKLIN ST**		$175,811	$175,811	1,954		1989	31,755 SF	
.03Mi.	**801 FRANKLIN ST**		$54,217	$54,217	1,618			38,768 SF	
.04Mi.	**624 OAK HILL RD**		$154,895	$154,895	1,970			23,130 SF	
.05Mi.	**623 OAK HILL RD**		$155,049	$155,049	1,144			30,056 SF	
.05Mi.	**810 FRANKLIN ST**	**02/02/2023**	$253,078	$253,078	2,176		2000	32,626 SF	
.05Mi.	**621 OAK HILL RD**		$123,303	$123,303	1,076			26,572 SF	
.06Mi.	**708 OAK HILL RD**		$107,412	$107,412	1,152			35,719 SF	
.06Mi.	**709 OAK HILL RD**		$41,748	$41,748	832			13,068 SF	
.06Mi.	**618 OAK HILL RD**		$163,675	$163,675	1,944			20,909 SF	
.06Mi.	**717 FRANKLIN ST**	**06/30/2025**	$172,392	$172,392	1,868			22,651 SF	
.06Mi.	**712 FRANKLIN ST**	**05/24/2010**	$161,342	$161,342	1,176		2000	9,975 SF	
.06Mi.	**619 OAK HILL RD**	**04/28/2017**	$102,305	$102,305	1,200			20,909 SF	
.07Mi.	**812 FRANKLIN ST**		$121,114	$121,114	1,326			37,026 SF	
.07Mi.	**811 FRANKLIN ST**		$100,227	$100,227	960			42,689 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	51%

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Demographics & Income

Median Age:	37.8 years old	Households:	14,353
Median Household Income:	$49,564	Households w/Family:	64%
Household Income Per Capita:	$26,437	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Texarkana Independent School District	Students:	7,269
Number of Schools:	13	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.70Mi.	**Theron Jones Early Literacy Center** Number of Students: 329 Student-Teacher Ratio: 9.52	NA	Public	KG - 2
1.40Mi.	**Texas High School** Number of Students: 1,750 Student-Teacher Ratio: 11.09 Advanced Placement: Yes	C	Public	9 - 12
1.37Mi.	**Texas Middle School** Number of Students: 1,421 Student-Teacher Ratio: 13.11	D+	Public	6 - 8
1.00Mi.	**Westlawn Elementary School** Number of Students: 317 Student-Teacher Ratio: 10.31	F	Public	3 - 5

Flood Report

The Subject Property of **630 OAK HILL RD, TEXARKANA, TX 75501-2629** 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	122%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	116%	HIGHER
OVERALL	110%	HIGHER

Disaster Alerts

No alerts noted

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