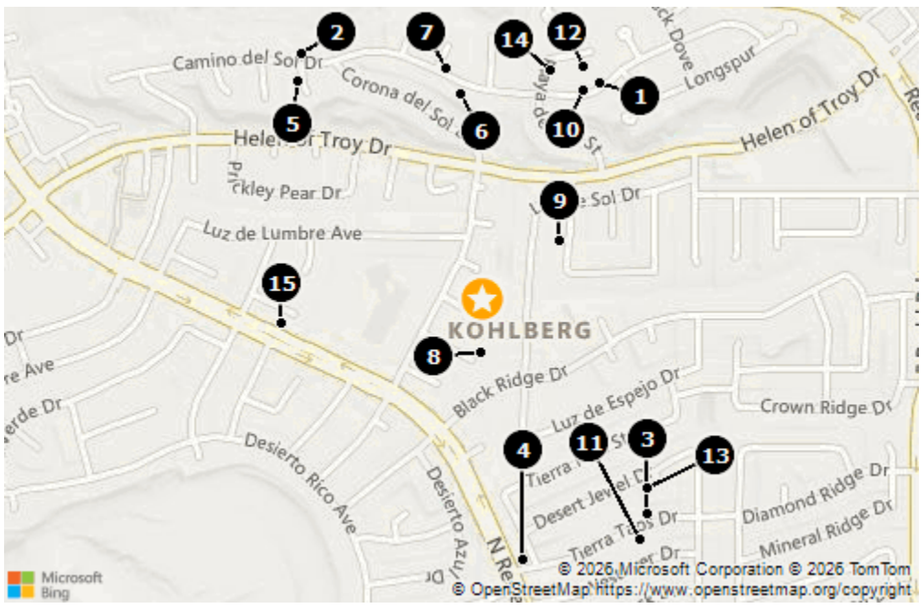
ICE SiteX Report

OrderID: 97928970

SiteX Property Information Report



Subject Property Location

7279 LUZ DE PUEBLO CT, EL PASO, TX 79912-8415

County:	**EL PASO TX**	Census Tract:	481410102.261027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S380-999-0160-4100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$258,720 - $329,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CEP IEP SCC SHO
Assd Land Value:	$68,642	Market Land Value:	$68,642	Tax Year:	2024
Assd Improvement:	$207,839	Market Improvment Value:	$207,839	Total Taxable Value:	$5,387
Total Assessed Value:	$276,481	Total Assessor Market Value:	$276,481	Delinquent Year:	
				Tax Account ID:	350656
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 41 Subdivision: SIERRA HILLS #1 Map Ref: MAP Z-07

Abbreviated Description:	16 SIERRA HILLS #4 LOT 41 (12443.91 SQ FT)
City/Muni/Twp:	CITY OF EL PASO

Property Characteristics

Lot Size:	12,444 SF	Bedrooms:		Pool:	
Building Area:	1851 SF	Baths:	2.5	Fireplace:	1
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+	Number of Cars:	1	A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/30/2016	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 41 Subdivision: SIERRA HILLS #1 Map Ref: MAP Z-07
Abbreviated Description: 16 SIERRA HILLS #4 LOT 41 (12443.91 SQ FT)
City/Muni/Twp: CITY OF EL PASO

Prior Transfer

Recording Date:	08/05/2013	Sales Price:	$132,000
Document #:	20130058755 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2009	Sales Price:	$98,900
Document #:	20090086905 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	12/01/2009	Sales Price:	N/A
Document #:	20090084275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/20/2009		
Document Type:			

Legal Description:
Lot: 41 Block: 16 Subdivision: SIERRA HILLS UNIT FOUR Map Ref: MB70 PG35
City/Muni/Twp: EL PASO

Mortgage Record

Recording Date:	07/30/2003	Loan Amount:	N/A
Document #:	20030071561 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 41 Block: 16 Subdivision: SIERRA HILLS UNIT FOUR
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	10/09/1996	Sales Price:	N/A
Document #:	96063335 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/04/1996		
Document Type:			

Legal Description:
Lot: 41 Block: 16 Subdivision: SIERRA HILLS UNIT FOUR Map Ref: MB70 PG35
City/Muni/Twp: EL PASO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,965 SF	Median # of Baths	2.5
Median Living Area	2,053 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	15 years to 32 years
Median Value		Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**7267 CAMINO DEL SOL** **EL PASO, TX 79911-3011**	05/28/2026			1811	10/4/2.5	2011	6,661 SF	
		APN: C546-999-0010-0600 Document #: 20260045338 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: CIMARRON SKY MapRef: FILE 20100054242 Abbreviated Description: Lot:6 Block:1 Subdivision:CIMARRON SKY Map Ref:FILE 20100054242								
2	.43Mi.	**7359 CAMINO DEL SOL** **EL PASO, TX 79911-3000**	05/04/2026			1979	/3/2.5	2004	10,834 SF	
		APN: L626-999-0010-4100 Document #: 20260037171 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 1 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL 78 PG 93&93A Abbreviated Description: Lot:41 Block:1 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL 78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
3	.37Mi.	**7121 TIERRA TAOS DR** **EL PASO, TX 79912-7670**	04/13/2026			1402	/3/2	1995	5,825 SF	
		APN: S380-999-0080-3500 Document #: 20260029561 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: 8 Subdivision: SIERRA HILSL UNIT TWO MapRef: VOL 69 PG 28 Abbreviated Description: Lot:35 Block:8 Subdivision:SIERRA HILSL UNIT TWO Map Ref:VOL 69 PG 28City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
4	.36Mi.	**1301 TIERRA ROJA ST** **EL PASO, TX 79912-7674**	03/26/2026			2110	/4/2.5	1994	6,965 SF	
		APN: S380-999-0090-0100 Document #: 20260024665 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: SIERRA HILLS UNIT TWO MapRef: VOL 69 PG 28 Abbreviated Description: Lot:1 Block:9 Subdivision:SIERRA HILLS UNIT TWO Map Ref:VOL 69 PG 28								
5	.39Mi.	**1609 REY DEL SOL** **EL PASO, TX 79911-3003**	12/22/2025			3393	/5/2.5	2004	8,186 SF	
		APN: L626-999-0020-3700 Document #: 20250100927 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 2 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL 78 PG 93&93A Abbreviated Description: Lot:37 Block:2 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL 78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
6	.28Mi.	**7312 CAMINO DEL SOL** **EL PASO, TX 79911-3000**	12/22/2025			1940	/3/2.5	2004	5,247 SF	
		APN: L626-999-0030-3900 Document #: 20250101191 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 39 Block: 3 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL 78 PG 93&93A Abbreviated Description: Lot:39 Block:3 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL 78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
7	.32Mi.	**1624 QUINTA DEL SOL** **EL PASO, TX 79911-3009**	10/16/2025			2530	/5/2.5	2004	5,935 SF	
		APN: L626-999-0010-7000 Document #: 20250082431 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 70 Block: 1 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL 78 PG 93&93A Abbreviated Description: Lot:70 Block:1 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL 78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
8	.07Mi.	**7277 LUZ DE CIUDAD CT** **EL PASO, TX 79912-8414**	10/09/2025			2053	6/3/3	1997	15,656 SF	Yes
		APN: S380-999-0160-2700 Document #: 20250081003 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 16 Subdivision: SIERRA HILLS UNIT FOUR MapRef: VOL 70 PG 35 Abbreviated Description: Lot:27 Block:16 Subdivision:SIERRA HILLS UNIT FOUR Map Ref:VOL 70 PG 35City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
9	.14Mi.	**7156 CENTURY PLANT DR**	10/03/2025			1952	7/3/2	2010	5,830 SF	

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		EL PASO, TX 79912-8508							
	APN: W145-999-0890-1860 Document #: 20250079446 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 89 Subdivision: WEST HILLS UNIT TWENTY THREE REPLAT A MapRef: VOL 79 PG 115 Abbreviated Description: Lot:18 Block:89 Subdivision:WEST HILLS UNIT TWENTY THREE REPLAT A Map Ref:VOL 79 PG 115City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
10	.33Mi.	**7275 CAMINO DEL SOL**	09/05/2025	2743	11/5/2.5	2011	7,091 SF	Yes
		EL PASO, TX 79911-3011						
	APN: C546-999-0010-0400 Document #: 20250070707 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: CIMARRON SKY MapRef: FILE 20100054242 Abbreviated Description: Lot:4 Block:1 Subdivision:CIMARRON SKY Map Ref:FILE 20100054242City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
11	.39Mi.	**7128 TIERRA TAOS DR**	08/28/2025	1442	//2	1995	5,789 SF	
		EL PASO, TX 79912-7670						
	APN: S380-999-0070-1700 Document #: 20250068394 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 7 Subdivision: SIERRA HILS UNIT TWO MapRef: VOL 69 PG 28 Abbreviated Description: Lot:17 Block:7 Subdivision:SIERRA HILS UNIT TWO Map Ref:VOL 69 PG 28City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
12	.35Mi.	**1648 PLAYA DEL SOL**	08/21/2025	2430	/4/2	2005	7,106 SF	Yes
		EL PASO, TX 79911-3008						
	APN: L626-999-0050-1800 Document #: 20250066452 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL 78 PG 93&93A Abbreviated Description: Lot:18 Block:5 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL 78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
13	.34Mi.	**7122 DESERT JEWEL DR**	08/14/2025	1768	/3/2	1995	7,145 SF	Yes
		EL PASO, TX 79912-7686						
	APN: S380-999-0080-1800 Document #: 20250064253 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 8 Subdivision: SIERRA HILLS UNIT TWO MapRef: VOL 69 PG 28 Abbreviated Description: Lot:18 Block:8 Subdivision:SIERRA HILLS UNIT TWO Map Ref:VOL 69 PG 28City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
14	.33Mi.	**1640 PLAYA DEL SOL**	08/12/2025	2426	/3/3	2005	6,363 SF	
		EL PASO, TX 79911-3008						
	APN: L626-999-0050-2200 Document #: 20250063394 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 5 Subdivision: LOMAS DEL SOL SUBDIVISION UNIT ONE MapRef: VOL78 PG 93&93A Abbreviated Description: Lot:22 Block:5 Subdivision:LOMAS DEL SOL SUBDIVISION UNIT ONE Map Ref:VOL78 PG 93&93ACity/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
15	.28Mi.	**7342 LUZ DE VILLA CT**	08/05/2025	2301	/4/2.5	1996	8,333 SF	Yes
		EL PASO, TX 79912-8417						
	APN: S380-999-0220-0500 Document #: 20250061504 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 22 Subdivision: SIERRA HILLS UNIT FOUR MapRef: VOL 70 PG 35 Abbreviated Description: Lot:5 Block:22 Subdivision:SIERRA HILLS UNIT FOUR Map Ref:VOL 70 PG 35City/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.	**7279 LUZ DE PUEBLO CT**	**07/30/2016**	$276,481	$276,481	1,851	//2.5	1996	12,444 SF	
.02Mi.	**7277 LUZ DE PUEBLO CT**	**10/29/2008**	$299,987	$299,987	2,188	/3/2	1996	12,781 SF	
.02Mi.	**7281 LUZ DE PUEBLO CT**	**08/18/2014**	$241,595	$241,595	1,817	/4/2	1996	6,618 SF	
.02Mi.	**7284 LUZ DE PASEO RD**	**04/08/2014**	$326,516	$326,516	2,492	//3	1996	13,385 SF	
.03Mi.	**7283 LUZ DE PUEBLO CT**	**09/16/2021**	$259,326	$259,326	1,698	/3/2	1996	6,380 SF	
.03Mi.	**7286 LUZ DE PASEO RD**	**08/09/2021**	$278,260	$278,260	1,898	//3	1997	7,100 SF	Yes
.03Mi.	**7283 LUZ DE PASEO RD**	**03/17/1998**	$269,183	$269,183	1,517	/3/2	1997	11,640 SF	
.04Mi.	**7278 LUZ DE PUEBLO CT**	**02/07/2022**	$411,179	$411,179	2,448	//3	1996	14,594 SF	Yes
.04Mi.	**7285 LUZ DE PUEBLO CT**	**10/06/2006**	$275,030	$275,030	2,011	//2.5	1997	6,466 SF	Yes
.04Mi.	**7288 LUZ DE PASEO RD**	**04/01/2022**	$289,364	$289,364	2,222	/4/2.5	1997	7,270 SF	
.04Mi.	**7282 LUZ DE PUEBLO CT**	**12/22/2020**	$294,333	$294,333	2,127	/4/2.5	1997	7,581 SF	
.04Mi.	**7280 LUZ DE PUEBLO CT**	**02/16/2015**	$288,996	$288,996	2,046	//2.5	1996	11,025 SF	
.04Mi.	**7284 LUZ DE PUEBLO CT**	**04/06/1999**	$288,231	$288,231	2,176	//2	1996	6,660 SF	
.05Mi.	**7286 LUZ DE PUEBLO CT**	**07/28/1998**	$271,980	$271,980	1,972	/4/2.5	1998	6,710 SF	
.05Mi.	**1481 LUZ DE SOL DR**	**08/31/2021**	$330,136	$330,136	2,155	/3/2	2005	6,216 SF	
.05Mi.	**1477 LUZ DE SOL DR**	**03/08/2023**	$287,000	$287,000	2,062	/3/2	2005	6,160 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	36.4 years old	Households:	29,507
Median Household Income:	$73,735	Households w/Family:	61%
Household Income Per Capita:	$37,302	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.10Mi.	**Franklin High School** Number of Students: 2,835 Student-Teacher Ratio: 19.06 Advanced Placement: Yes	B	Public	9 - 12
7.09Mi.	**Transmountain Early College High School** Number of Students: 354 Student-Teacher Ratio: 14.23	A+	Public	9 - 12
8.28Mi.	**Career & Tech Education Center** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	9 - 12
0.81Mi.	**Brown Middle School** Number of Students: 699 Student-Teacher Ratio: 16.41	B	Public	6 - 8
10.48Mi.	**Silva Health Magnet** Number of Students: 544 Student-Teacher Ratio: 15.17	A	Public	9 - 12
0.11Mi.	**Kohlberg Elementary School** Number of Students: 418 Student-Teacher Ratio: 11.23	B+	Public	EE - 5

Flood Report

The Subject Property of **7279 LUZ DE PUEBLO CT, EL PASO, TX 79912-8415** 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	108%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	79%	LOWER
MURDER	111%	HIGHER
OVERALL	102%	SIMILAR

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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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