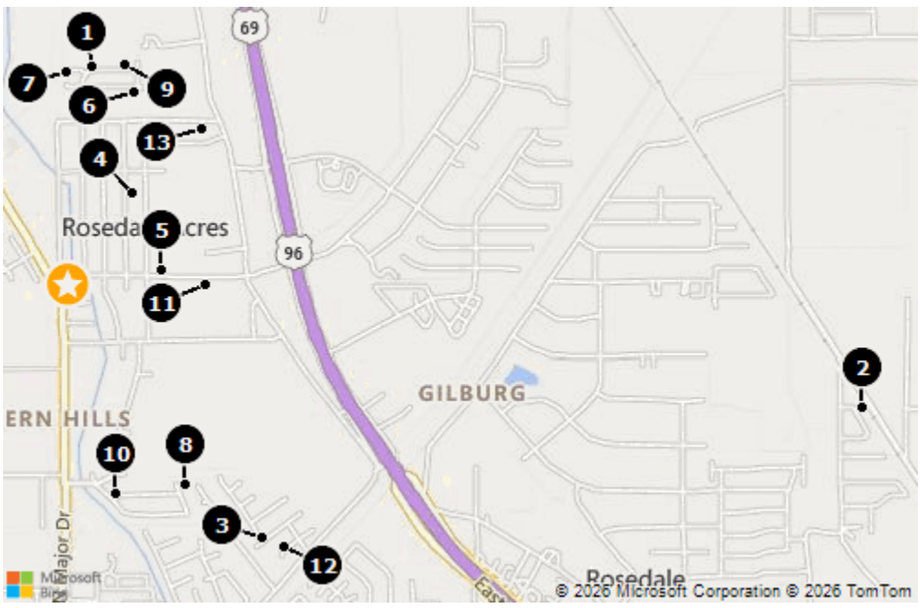
ICE SiteX Report

OrderID: 98296040

SiteX Property Information Report



Subject Property Location

7375 WILLIS LN, BEAUMONT, TX 77708-2134

County:	**JEFFERSON TX**	Census Tract:	482450001.012047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	003850-000-000400-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$268,000**	FSD:	17	Common Confidence Score:	47
Value Range:	$222,440 - $313,560	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101,221,341,755
Assd Land Value:	$8,436	Market Land Value:	$8,436	Tax Year:	2024
Assd Improvement:	$249,089	Market Improvment Value:	$249,089	Total Taxable Value:	$4,657
Total Assessed Value:	$257,525	Total Assessor Market Value:	$257,525	Delinquent Year:	
				Tax Account ID:	007024
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 1 Subdivision: BEL AIR

Abbreviated Description:	BEL AIR L 2 & 3 BLK 1
City/Muni/Twp:	CITY OF BEAUMONT

Property Characteristics

Lot Size:	18,500 SF	Bedrooms:		Pool:	
Building Area:	2298 SF	Baths:		Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	4	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	N/A
Document #:	2026-02739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/19/2024	Sales Price:	$228,000
Document #:	2024-21849 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/07/2024	Loan Amount:	N/A
Document #:	2024-20860 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			

Lot: 2&3 Block: 1 Subdivision: BELAIR ADDITION
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	09/25/2023	Sales Price:	$154,000
Document #:	2023026942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98296040

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/19/2023	Sales Price:	N/A
Document #:	2023026305 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/08/2023		
Document Type:			

Legal Description:
Lot: 2&3 Block: 1 Subdivision: BEL AIR ADDITION Map Ref: VOL 8 PG 38
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	09/05/2023	Sales Price:	N/A
Document #:	2023026305 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: BEL AIR
Abbreviated Description: BEL AIR L 2 & 3 BLK 1
City/Muni/Twp: CITY OF BEAUMONT

Prior Transfer

Recording Date:	05/01/2023	Sales Price:	N/A
Document #:	2023011625 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/18/2023		
Document Type:			

Legal Description:
Lot: 2&3 Block: 1 Subdivision: BEL AIR ADDITION Map Ref: VOL 8 PG 38
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	08/15/2022	Sales Price:	$140,467
Document #:	2022028199 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2020	Sales Price:	$140,487
Document #:	2020014777 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/29/2019	Sales Price:	N/A
Document #:	2019003174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/28/2019		
Document Type:			

Legal Description:
Lot: 2&3 Block: 1 Subdivision: BEL AIR ADDITION Map Ref: VOL 8 PG 38
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	12/08/2008	Sales Price:	N/A
Document #:	2008040420 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/09/2008	Sales Price:	N/A
Document #:	2008012464 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/08/2008		
Document Type:			

Legal Description:
Lot: 2&3 Block: 1 Subdivision: BEL AIR ADDITION Map Ref: MB8 PG38

Prior Transfer

Recording Date:	10/05/2006	Sales Price:	N/A
Document #:	2006039002 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2006	Loan Amount:	N/A
Document #:	2006036444 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/30/2026	Type Finance:	

Legal Description:
Lot: 2 Subdivision: BEL AIR ADDITION TO THE CITY OF BEAUMONT

Mortgage Record

Recording Date:	08/26/2005	Loan Amount:	N/A
Document #:	2005033232 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/15/2020	Type Finance:	

Legal Description:
Lot: 2&3 Block: 1 Subdivision: BEL AIR

ICE SiteX Report

OrderID: 98296040

Area Sales Analysis

Total Area Sales	$240,000	Median # of Bedrooms	
Median Lot Size	10,877 SF	Median # of Baths	
Median Living Area	1,541 SF	Median Year Built	1988
Price Range - 2 Yrs	to $240,000	Age Range	3 years to 68 years
Median Value		Median Age	38 years

Comparable Sales Data

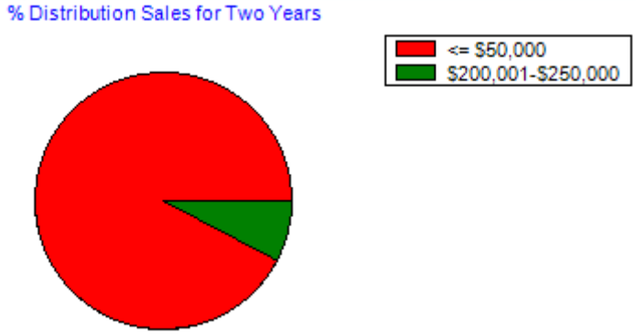
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**7390 HIDDEN VALLEY DR** **BEAUMONT, TX 77708-1217**	06/22/2026			1351	//	1988	8,398 SF	
		APN: 028040-000-001000-00000 Document #: 2026-16300 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: HIDDEN VALLEY ESTATES Abbreviated Description: Lot:10 Block:1 Subdivision:HIDDEN VALLEY ESTATES								
2	.54Mi.	**6650 JODY LN** **BEAUMONT, TX 77708-1607**	04/21/2026			1628	//	1978	8,451 SF	
		APN: 051500-000-001300-00000 Document #: 2026-10369 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: PECAN PARK Abbreviated Description: Lot:6 Block:2 Subdivision:PECAN PARK								
3	.84Mi.	**6475 ALEXIS ST** **BEAUMONT, TX 77708-1443**	01/29/2026	$240,000	$114	2097	//	2023	7,405 SF	
		APN: 061530-000-002400-00000 Document #: 2026-2288 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: SPRING WOOD SECTION 2 MapRef: FILE 202021616 Abbreviated Description: Lot:6 Block:5 Subdivision:SPRING WOOD SECTION 2 Map Ref:FILE 202021616								
4	.32Mi.	**8030 SAN CARLOS ST** **BEAUMONT, TX 77708-1629**	11/07/2025			2412	//	1968	22,503 SF	
		APN: 003850-000-021900-00000 Document #: 2025-29544 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 14 Subdivision: BEL AIR ADDITION MapRef: VOL 8 PG 38 Abbreviated Description: Lot:7&8 Block:14 Subdivision:BEL AIR ADDITION Map Ref:VOL 8 PG 38City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
5	.26Mi.	**6970 WILLIS LN** **BEAUMONT, TX 77708-2127**	11/03/2025			1042	//	1962	16,000 SF	
		APN: 003850-000-027000-00000 Document #: 2025-29053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 18 Subdivision: BEL AIR ADDITION MapRef: VOL 8 PG 38 Abbreviated Description: Lot:11 Block:18 Subdivision:BEL AIR ADDITION Map Ref:VOL 8 PG 38City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
6	.57Mi.	**7235 PLEASANT BEND DR** **BEAUMONT, TX 77708-1220**	09/04/2025			1250	//	1998	6,930 SF	
		APN: 028040-000-005600-00000 Document #: 2025-23404 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: HIDDEN VALLEY ESTATES MapRef: VOL 14 PG 171 Abbreviated Description: Lot:8 Block:3 Subdivision:HIDDEN VALLEY ESTATES Map Ref:VOL 14 PG 171								
7	.59Mi.	**7475 WOODED CREEK DR** **BEAUMONT, TX 77708-1232**	09/02/2025			1541	//	2001	20,303 SF	
		APN: 028040-000-001600-00000 Document #: 2025-22933 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: HIDDEN VALLEY ESTATES MapRef: VOL 14 PG 171 Abbreviated Description: Lot:16 Block:1 Subdivision:HIDDEN VALLEY ESTATES Map Ref:VOL 14 PG 171City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
8	.65Mi.	**6690 HACKBERRY ST** **BEAUMONT, TX 77708-2724**	07/07/2025			1934	//	1985	10,877 SF	
		APN: 025250-000-003000-00000 Document #: 2025-17647 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 1 Subdivision: GRIFFING PLACE Legal Unit: I MapRef: VOL 12 PG 81 Abbreviated Description: Lot:30 Block:1 Subdivision:GRIFFING PLACE Legal Unit:I Map Ref:VOL 12 PG 81City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
9	.64Mi.	**7270 HIDDEN VALLEY DR** **BEAUMONT, TX 77708-1215**	06/24/2025			1403	//	1998	7,000 SF	
		APN: 028040-000-000300-00000 Document #: 2025-16375 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HIDDEN VALLEY ESTATES MapRef: VOL 14 PG 171 Abbreviated Description: Lot:3 Block:1 Subdivision:HIDDEN VALLEY ESTATES Map Ref:VOL 14 PG 171City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
10	.6Mi.	**7230 FIRETHORN DR** **BEAUMONT, TX 77708-2721**	06/23/2025			1800	//	1981	14,519 SF	
		APN: 025250-000-006500-00000 Document #: 2025-16141 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: GRIFFING PLACE UNIT I MapRef: VOL 12 PG 81 Abbreviated Description: Lot:12 Block:3 Subdivision:GRIFFING PLACE UNIT I Map Ref:VOL 12 PG 81City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
11	.38Mi.	**6795 WILLIS LN** **BEAUMONT, TX 77708-2122**	05/23/2025			1561	//	1958	22,298 SF	
		APN: 003850-000-030200-00000 Document #: 2025-13355 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 21 Subdivision: BEL AIR Abbreviated Description: Lot:5 Block:21 Subdivision:BEL AIR								
12	.95Mi.	**6740 REESE** **BEAUMONT, TX 77708-3753**	05/21/2025			1512	//	2014	7,802 SF	
		APN: 061525-000-003500-00000 Document #: 2025-13189 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Section: I Subdivision: SPRINGWOOD MapRef: FILE 200906176 Abbreviated Description: Lot:4 Block:4 Section:I Subdivision:SPRINGWOOD Map Ref:FILE 200906176City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
13	.57Mi.	**6635 GUESS RD** **BEAUMONT, TX 77708-1646**	04/24/2025			1364	//	1988	12,663 SF	
		APN: 051500-000-000200-00000 Document #: 2025-10514 Document Type: Price Code:								

ICE SiteX Report

OrderID: 98296040

Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: PECAN PARK MapRef: VOL 12 PG 64 Abbreviated Description: Lot:2 Block:1 Subdivision:PECAN PARK Map Ref:VOL 12 PG 64City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

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.	**7375 WILLIS LN**	**09/05/2023**	$257,525	$257,525	2,298		1972	18,500 SF	
.04Mi.	**7390 PEPPERWOOD LN**	**05/16/2024**	$337,545	$337,545	2,634		2017	15,412 SF	
.04Mi.	**7370 PEPPERWOOD LN**	**03/31/2022**	$261,786	$261,786	1,969		1998	9,448 SF	
.05Mi.	**7625 SAN ANSELMO ST**	**06/26/2003**	$151,051	$151,051	1,434		1974	12,502 SF	
.05Mi.	**7350 PEPPERWOOD LN**	**02/24/2023**	$261,134	$261,134	1,775		2005	8,581 SF	
.05Mi.	**7370 WILLIS LN**	**01/07/2025**	$143,926	$101,758	1,124		1958	15,002 SF	
.06Mi.	**7330 PEPPERWOOD LN**	**03/11/2011**	$234,090	$234,090	1,801		1998	8,451 SF	
.06Mi.	**7710 QUAIL CT**	**12/20/2019**	$318,360	$318,360	2,268		2019	4,835 SF	
.07Mi.	**7665 SAN ANSELMO ST**	**10/14/2020**	$161,491	$161,491	1,158		1976	15,377 SF	
.07Mi.	**7280 PEPPERWOOD LN**	**02/27/2025**	$262,999	$262,999	1,652		2005	9,984 SF	
.07Mi.	**7730 QUAIL CT**	**12/21/2018**	$282,995	$282,995	1,769		2018	14,153 SF	
.07Mi.	**7275 WILLIS LN**	**10/09/2007**	$66,082	$66,082	1,005		1962	9,152 SF	
.07Mi.	**7290 WILLIS LN**	**12/20/2021**	$127,241	$127,241	1,316		1962	12,502 SF	
.07Mi.	**7395 PEPPERWOOD LN**	**06/30/2009**	$292,944	$292,944	2,333		2005	8,072 SF	
.08Mi.	**7375 PEPPERWOOD LN**	**01/22/2021**	$267,916	$267,916	1,655		2005	6,900 SF	
.08Mi.	**7670 WALKER RD**	**03/18/2022**	$265,751	$265,751	2,242		2010	8,808 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.9 years old	Households:	4,663
Median Household Income:	$60,375	Households w/Family:	73%
Household Income Per Capita:	$33,053	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Beaumont Independent School District	Students:	16,336
Number of Schools:	27	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.79Mi.	**West Brook High School** Number of Students: 2,213 Student-Teacher Ratio: 16.66 Advanced Placement: Yes	D+	Public	9 - 12
0.52Mi.	**Roy Guess Elementary School** Number of Students: 722 Student-Teacher Ratio: 17.27	D	Public	KG - 5
9.93Mi.	**Bingman Pk** Number of Students: 509 Student-Teacher Ratio: 17.53	NA	Public	PK - PK
5.14Mi.	**Vincent Middle School** Number of Students: 637 Student-Teacher Ratio: 14.63	D-	Public	6 - 8

ICE SiteX Report

OrderID: 98296040

Flood Report

The Subject Property of **7375 WILLIS LN, BEAUMONT, TX 77708-2134** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	125%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	127%	HIGHER
OVERALL	119%	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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