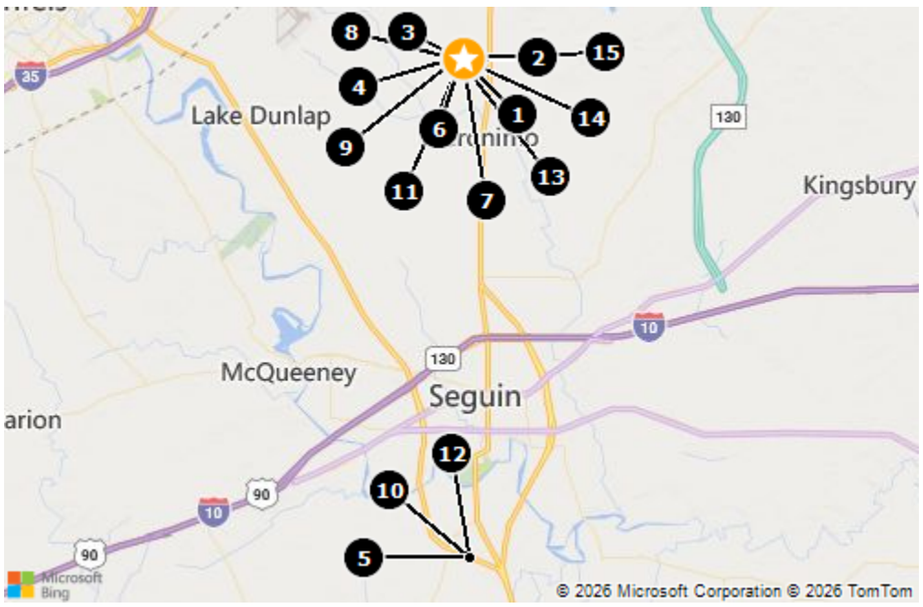
ICE SiteX Report

OrderID: 98722794

SiteX Property Information Report



Subject Property Location

8916 JAMES BOWIE, SEGUIN, TX 78155-3483

County:	**GUADALUPE TX**	Census Tract:	481872105.082000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1G-2148-2C30-01300-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$291,200 - $348,800	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCO,LTR,MUD01,NAS
Assd Land Value:	$38,715	Market Land Value:	$38,715	Tax Year:	2025
Assd Improvement:	$261,130	Market Improvment Value:	$261,130	Total Taxable Value:	$7,339
Total Assessed Value:	$299,845	Total Assessor Market Value:	$299,845	Delinquent Year:	
				Tax Account ID:	000000299840
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 30 Subdivision: NAVARRO 2-C
Abbreviated Description: NAVARRO 2-C BLOCK 30 LOT 13 0.138 AC

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:	4	Pool:	
Building Area:	2359 SF	Baths:	3	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2026	Sales Price:	$291,619
Document #:	202699026056 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2024	Sales Price:	N/A
Document #:	202499012228 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/23/2024		
Document Type:			

Legal Description:
Lot: 13 Block: 30 Subdivision: NAVARRO SUBDIVISION UNIT 2C Map Ref: VOL 10 PG 78

Prior Transfer

Recording Date:	05/23/2024	Sales Price:	N/A
Document #:	202499012228 BK-PG 2024 -99012228	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 30 Subdivision: NAVARRO 2-C
Abbreviated Description: NAVARRO 2-C BLOCK 30 LOT 13 0.138 AC

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	6,011 SF	Median # of Baths	3
Median Living Area	2,302 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 2 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**8904 JAMES BOWIE** **SEGUIN, TX 78155-3483**	07/24/2026			1957	/3/2	2024	6,011 SF	
		APN: 1G-2148-2C30-01600-000 Document #: 202699019931 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 30 Subdivision: NAVARRO SUBDIVISION UNIT 2C MapRef: VOL 10 PG 78 Abbreviated Description: Lot:16 Block:30 Subdivision:NAVARRO SUBDIVISION UNIT 2C Map Ref:VOL 10 PG 78								
2	.05Mi.	**8933 SAN CARLOS** **SEGUIN, TX 78155-3995**	05/26/2026			2377	/4/3	2025	6,011 SF	
		APN: 1G-2148-3A30-02600-000 Document #: 202699013669 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 30 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:26 Block:30 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
3	.07Mi.	**8919 TURKEY CRK** **SEGUIN, TX 78155-3996**	05/01/2026			2070	/3/2	2025	6,011 SF	
		APN: 1G-2148-3A33-02100-000 Document #: 202699011343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:21 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
4	.1Mi.	**8957 SAN CARLOS** **SEGUIN, TX 78155-3995**	04/06/2026			2372	/4/3	2025	6,011 SF	
		APN: 1G-2148-3A30-03200-000 Document #: 202699008488 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 30 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:32 Block:30 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
5	.08Mi.	**5775 MUSQUIZ RDG** **SEGUIN, TX 78155-3485**	03/30/2026			2377	/4/3	2025	5,489 SF	
		APN: 1G-2148-3A32-02000-000 Document #: 202600007727 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 32 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:20 Block:32 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
6	.08Mi.	**8944 SAN CARLOS** **SEGUIN, TX 78155-3995**	03/24/2026			2302	/4/3	2025	6,011 SF	
		APN: 1G-2148-3A33-00700-000 Document #: 202699007247 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:7 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
7	.07Mi.	**8936 SAN CARLOS** **SEGUIN, TX 78155-3995**	03/23/2026			2372	/4/3	2025	6,011 SF	
		APN: 1G-2148-3A33-00900-000 Document #: 202699007093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:9 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
8	.06Mi.	**8912 SAN CARLOS** **SEGUIN, TX 78155-3995**	03/23/2026			1891	/3/2	2025	6,011 SF	
		APN: 1G-2148-3A33-01500-000 Document #: 202699007100 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:15 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
9	.12Mi.	**8944 TURKEY CRK** **SEGUIN, TX 78155-3996**	03/11/2026			2302	/3/2	2024	6,011 SF	
		APN: 1G-2148-3A34-01000-000 Document #: 202699006004 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 34 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:10 Block:34 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
10	.07Mi.	**5779 MUSQUIZ RDG** **SEGUIN, TX 78155-3485**	03/11/2026			2372	/4/3	2025	5,489 SF	
		APN: 1G-2148-3A32-01900-000 Document #: 202699006068 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 32 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:19 Block:32 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
11	.06Mi.	**8932 SAN CARLOS** **SEGUIN, TX 78155-3995**	02/26/2026			1891	/3/2	2025	6,011 SF	
		APN: 1G-2148-3A33-01000-000 Document #: 202699004670 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:10 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154								
12	.14Mi.	**5739 MUSQUIZ RDG** **SEGUIN, TX 78155-3485**	02/05/2026			1904	/3/2	2025	4,966 SF	
		APN: 1G-2148-3B32-02900-000 Document #: 202699002822 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 32 Subdivision: NAVARRO SUBDIVISION UNIT 3B MapRef: VOL 10 PG 434&435 Abbreviated Description: Lot:29 Block:32 Subdivision:NAVARRO SUBDIVISION UNIT 3B Map Ref:VOL 10 PG 434&435								
13	.11Mi.	**8912 TURKEY CRK**	02/02/2026			2142	/4/3.5	2025	6,011 SF	

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		SEGUIN, TX 78155-3996						
		APN: 1G-2148-3A34-00200-000 Document #: 202699002426						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 2 Block: 34 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:2 Block:34 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154						
14	.13Mi.	**8937 GILA RDG**	01/30/2026	1904	/3/2	2025	5,401 SF	
		SEGUIN, TX 78155-4079						
		APN: 1G-2148-3B34-02900-000 Document #: 202699002296						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 29 Block: 34 Subdivision: NAVARRO SUBDIVISION UNIT 3B MapRef: VOL 10 PG 434&435 Abbreviated Description: Lot:29 Block:34 Subdivision:NAVARRO SUBDIVISION UNIT 3B Map Ref:VOL 10 PG 434&435						
15	.08Mi.	**8911 TURKEY CRK**	12/30/2025	2302	/4/3	2025	6,011 SF	
		SEGUIN, TX 78155-3996						
		APN: 1G-2148-3A33-01900-000 Document #: 202599032714						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 19 Block: 33 Subdivision: NAVARRO SUBDIVISION UNIT 3A MapRef: VOL 10 PG 154 Abbreviated Description: Lot:19 Block:33 Subdivision:NAVARRO SUBDIVISION UNIT 3A Map Ref:VOL 10 PG 154						

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.	**8916 JAMES BOWIE**	**05/23/2024**	$299,845	$299,845	2,359	/4/3	2024	6,011 SF	
.01Mi.	**8912 JAMES BOWIE**	**05/28/2024**	$303,485	$303,485	2,666	/5/3.5	2024	6,011 SF	
.01Mi.	**8920 JAMES BOWIE**	**05/21/2024**	$269,860	$269,860	2,070	/4/3	2024	6,011 SF	
.02Mi.	**8908 JAMES BOWIE**	**05/28/2024**	$272,738	$272,738	2,070	/4/3	2024	6,011 SF	
.02Mi.	**8924 JAMES BOWIE**	**04/30/2024**	$298,245	$298,245	2,372	/4/	2023	6,011 SF	
.03Mi.	**8904 JAMES BOWIE**	**05/23/2024**	$258,661	$258,661	1,957	/3/2	2024	6,011 SF	
.03Mi.	**8928 JAMES BOWIE**	**04/29/2024**	$256,440	$256,440	1,957	/3/2	2023	6,011 SF	
.03Mi.	**8917 JAMES BOWIE**	**06/27/2024**	$258,661	$258,661	1,957	/3/2	2024	6,011 SF	
.03Mi.	**8921 JAMES BOWIE**	**04/30/2024**	$150,327	$150,327				6,011 SF	
.03Mi.	**8921 JAMES BOWIE**		$150,327	$150,327				6,011 SF	
.03Mi.	**8913 JAMES BOWIE**	**05/30/2024**	$151,295	$151,295				6,534 SF	
.03Mi.	**8913 JAMES BOWIE**		$151,295	$151,295				6,534 SF	
.04Mi.	**8900 JAMES BOWIE**	**05/29/2024**	$307,995	$307,995	2,372	/4/	2024	8,625 SF	
.04Mi.	**8925 JAMES BOWIE**	**04/30/2024**	$148,605	$148,605	2,359		2023	6,011 SF	
.04Mi.	**8925 JAMES BOWIE**		$148,605	$148,605				6,011 SF	
.04Mi.	**8932 JAMES BOWIE**	**04/23/2024**	$297,209	$297,209	2,359	/4/3	2023	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

7/2/2025 - Severe Storm, Flooding

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