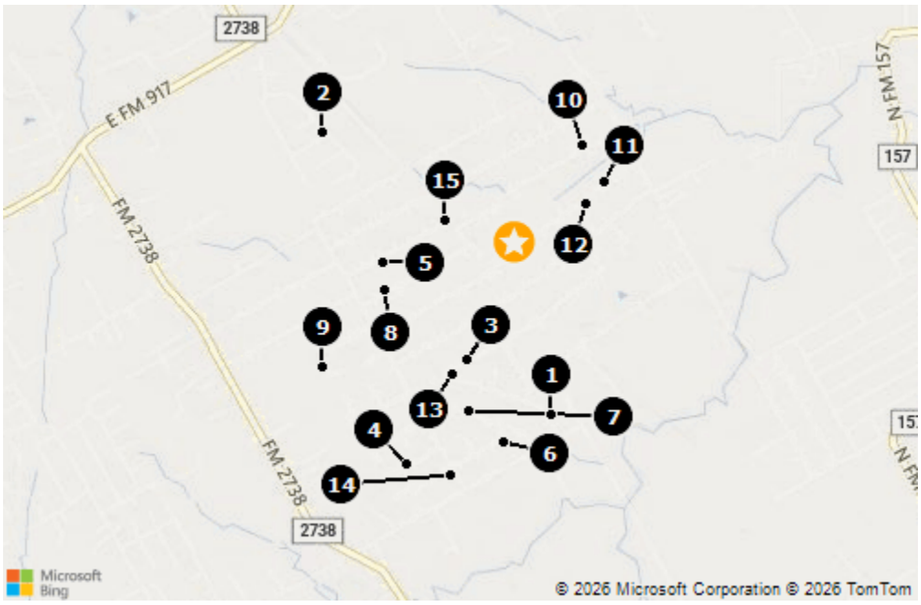
ICE SiteX Report

OrderID: 98444714

SiteX Property Information Report



Subject Property Location

9141 JOHNS RD, ALVARADO, TX 76009-7739

County:	**JOHNSON TX**	Census Tract:	482511304.112002
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	126.4460.02197	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$135,100 - $250,900	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$80,050	Market Land Value:	$80,050	Tax Year:	2025
Assd Improvement:	$129,408	Market Improvment Value:	$129,408	Total Taxable Value:	$3,638
Total Assessed Value:	$209,458	Total Assessor Market Value:	$209,458	Delinquent Year:	
				Tax Account ID:	R000091662
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19B Block: A
Abbreviated Description: LOT 19B BLK A HOMESTEADS PHASE V S# SSETX12267 L# NTA1506637 ELECTED REAL

Property Characteristics

Lot Size:	1.601 AC	Bedrooms:		Pool:	
Building Area:	1064 SF	Baths:		Fireplace:	
Year Built:	2009	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:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2026	Sales Price:	$165,938
Document #:	2026-24899 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2024	Sales Price:	N/A
Document #:	2024-29393 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/11/2024		
Document Type:			

Legal Description:
Lot: 19 Block: A Subdivision: THE HOMESTEADS Phase No: 5 Map Ref: VOL 6 PG 176
Abbreviated Description: PORTION OF LOT 19

Prior Transfer

Recording Date:	06/09/2016	Sales Price:	N/A
Document #:	2016-13412 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/07/2016		
Document Type:			

Legal Description:
Lot: 19 Block: A Subdivision: HOMESTEADS Phase No: 5 Map Ref: MB6 PG176

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Prior Transfer

Recording Date:	04/28/2016	Sales Price:	N/A
Document #:	2016-09569 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/26/2016		
Document Type:			

Legal Description:
Lot: 19 Block: A Subdivision: THE HOMESTEADS Phase No: 5 Map Ref: VOL6 PG176

Prior Transfer

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

Legal Description:
Lot: 19B Block: A
Abbreviated Description: LOT 19B BLK A HOMESTEADS PHASE V S# SSETX12267 L# NTA1506637 ELECTED REAL

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	40,511 SF	Median # of Baths	
Median Living Area	1,064 SF	Median Year Built	1999
Price Range - 2 Yrs		Age Range	5 years to 43 years
Median Value		Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.96Mi.	**9025 HOLLY RD** **ALVARADO, TX 76009-7760**	09/21/2026			1064	//	1990	34,848 SF	
		APN: 126.4460.22340 Document #: 2026-29170 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 34 Block: M Subdivision: HOMESTEADS Phase No: 9 MapRef: VOL 1328 PG 20 Abbreviated Description: Lot:34 Block:M Subdivision:HOMESTEADS Phase No:9 Map Ref:VOL 1328 PG 20City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
2	1.21Mi.	**8621 MEADOW WAY LN** **ALVARADO, TX 76009-5128**	05/29/2026			1716	//	1999	46,871 SF	
		APN: 126.2359.03690 Document #: 2026-16396 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 17 Block: 2 Subdivision: GREEN RIDGE PHASE TWO MapRef: VOL 8 PG 419 Abbreviated Description: Lot:17 Block:2 Subdivision:GREEN RIDGE PHASE TWO Map Ref:VOL 8 PG 419								
3	.69Mi.	**8841 KARENS COR** **ALVARADO, TX 76009-7753**	03/27/2026			784	//	1994	SF	
		APN: 126.6644.00121 Document #: 2026-8668 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 24 Block: K Subdivision: HOMESTEAD PHASE IX Abbreviated Description: Lot:24 Block:K Subdivision:HOMESTEAD PHASE IX City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
4	1.34Mi.	**8573 MELINDA DR** **ALVARADO, TX 76009-6267**	01/05/2026			1056	//	1986	27,007 SF	
		APN: 126.2372.20560 Document #: 2026-199 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 4 Block: 106 Subdivision: THE RETEAT PHASE 27 SUBDIVISION Abbreviated Description: Lot:4 Block:106 Subdivision:THE RETEAT PHASE 27 SUBDIVISION								
5	.71Mi.	**8800 DONS CT** **ALVARADO, TX 76009-8783**	12/29/2025			1568	//	2021	83,636 SF	
		APN: 126.4460.15620 Document #: 2025-38582 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 62&63 Block: F Subdivision: THE HOMESTEADS Phase No: 7 MapRef: VOL 6 PG 177 Abbreviated Description: Lot:62&63 Block:F Subdivision:THE HOMESTEADS Phase No:7 Map Ref:VOL 6 PG 177Abbreviated Description:LOT: EAST 47 FT OF LOT 63								
6	1.11Mi.	**8908 JEANES LN** **ALVARADO, TX 76009-6255**	12/23/2025			1133	//		86,685 SF	
		APN: 126.4460.25270 Document #: 2025-38328 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 27 Block: P Section: A Subdivision: THE HOMESTEADS Phase No: 9 MapRef: VOL 6 PG 156 Abbreviated Description: Lot:27 Block:P Section:A Subdivision:THE HOMESTEADS Phase No:9 Map Ref:VOL 6 PG 156								
7	.93Mi.	**8825 DEBORAH DR** **ALVARADO, TX 76009-7780**	12/09/2025				//		40,511 SF	
		APN: 126.4460.23070 Document #: 2025-36663 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Block: N Subdivision: THE HOMESTEADS Phase No: IX-A MapRef: MB 6 PG 156 Abbreviated Description: Lot:7 Block:N Subdivision:THE HOMESTEADS Phase No:IX-A Map Ref:MB 6 PG 156								
8	.76Mi.	**8733 MARIANNA WAY** **ALVARADO, TX 76009-7720**	11/20/2025			2016	//	2003	64,469 SF	
		APN: 126.4460.15760 Document #: 2025-34968 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 76 Block: F Subdivision: THE HOMESTEADS Phase No: VII MapRef: VOL 6 PG 177 Abbreviated Description: Lot:76 Block:F Subdivision:THE HOMESTEADS Phase No:VII Map Ref:VOL 6 PG 177								
9	1.26Mi.	**2917 HAROLDS CT** **ALVARADO, TX 76009-6225**	11/10/2025			1792	//	2004	29,621 SF	
		APN: 126.2372.00220 Document #: 2025-33829 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 22 Block: Q Subdivision: THE HOMESTEADS Phase No: VIII MapRef: VOL 5 PG 15 Abbreviated Description: Lot:22 Block:Q Subdivision:THE HOMESTEADS Phase No:VIII Map Ref:VOL 5 PG 15								
10	.65Mi.	**9525 MARIANNA WAY** **ALVARADO, TX 76009-8723**	11/05/2025				//		40,511 SF	
		APN: 126.4460.01370 Document #: 2025-33269								

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Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9E Block: 8 Subdivision: THE HOMESTEADS Phase No: I MapRef: MB 6 PG 154 Abbreviated Description: Lot:9E Block:8 Subdivision:THE HOMESTEADS Phase No:I Map Ref:MB 6 PG 154

11	.57Mi.	**9437 JOHNS RD** **ALVARADO, TX 76009-7730**	09/11/2025	1008	//	1983	163,351 SF

APN: 126.4460.02090 Document #: 2025-27170
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9&10 Block: A Subdivision: THE HIMESTEADS MapRef: VOL 6 PG 176 Abbreviated Description: Lot:9&10 Block:A Subdivision:THE HIMESTEADS Map Ref:VOL 6 PG 176

12	.45Mi.	**9400 JOHNS RD** **ALVARADO, TX 76009-8721**	08/22/2025	1008	//	2000	40,511 SF

APN: 126.4460.03084 Document #: 2025-24972
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9-BW Block: B Subdivision: HOMESTEADS Phase No: 5 MapRef: VOL 6 PG 176 Abbreviated Description: Lot:9-BW Block:B Subdivision:HOMESTEADS Phase No:5 Map Ref:VOL 6 PG 176

13	.79Mi.	**8820 KARENS COR** **ALVARADO, TX 76009-7755**	07/31/2025	1792	//	2000	12,197 SF

APN: 126.4460.21020 Document #: 2025-22496
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2R Block: L Section: A Subdivision: THE HOMESTEADS Phase No: 9 MapRef: VOL 6 PG 156 Abbreviated Description: Lot:2R Block:L Section:A Subdivision:THE HOMESTEADS Phase No:9 Map Ref:VOL 6 PG 156

14	1.31Mi.	**2025 LUISA LN** **ALVARADO, TX 76009-6282**	06/23/2025	1176	//	1993	39,640 SF

APN: 126.2372.30390 Document #: 2025-18119
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 39 Block: T Subdivision: THE HOMESTEADS MapRef: VOL 5 PG 66 Abbreviated Description: Lot:39 Block:T Subdivision:THE HOMESTEADS Map Ref:VOL 5 PG 66

15	.41Mi.	**8961 DONS CT** **ALVARADO, TX 76009-8728**	06/20/2025	896	//	1999	149,411 SF

APN: 126.4460.15470 Document #: 2025-17863
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 47 Block: F Subdivision: HOMESTEADS PHASE VII Abbreviated Description: Lot:47 Block:F Subdivision:HOMESTEADS PHASE VII City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO

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.	**9141 JOHNS RD**		$209,458	$209,458	1,064		2009	2 SF	
.03Mi.	**9149 JOHNS RD**		$202,332	$202,332	1,216		1993	2 SF	
.1Mi.	**9140 JOHNS RD**		$135,406	$135,406	1,904		2000		
.1Mi.	**9140 JOHNS RD**		$58,125	$58,125				40,511 SF	
.1Mi.	**9136 JOHNS RD**		$219,998	$219,998	1,456		1992	1 SF	
.1Mi.	**9121 JOHNS RD**		$283,473	$283,473	1,344		1998	6 SF	
.11Mi.	**9148 JOHNS RD**		$218,839	$218,839	1,064			2 SF	
.11Mi.	**9124 JOHNS RD**		$131,213	$131,213	2,128		1997		
.11Mi.	**9132 JOHNS RD**		$107,613	$107,613	840		1995	1 SF	
.12Mi.	**9128 JOHNS RD**		$123,044	$123,044	1,152		1985	1 SF	
.12Mi.	**9152 JOHNS RD**		$178,525	$178,525	1,216		1998	1 SF	
.12Mi.	**9217 JOHNS RD**		$66,211	$66,211	1,152		1999		
.13Mi.	**9208 MARIANNA WAY**		$121,000	$121,000				2 SF	
.13Mi.	**9212 MARIANNA WAY**		$357,115	$357,115	2,432		2001	5 SF	
.13Mi.	**9124 JOHNS RD**		$132,318	$132,318	868			2 SF	
.15Mi.	**9118 JOHNS RD**		$71,079	$71,079	924		1983		

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	35.3 years old	Households:	9,782
Median Household Income:	$78,467	Households w/Family:	85%
Household Income Per Capita:	$30,913	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Venus Independent School District	Students:	2,283
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.09Mi.	**Venus Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
5.05Mi.	**Venus High School** Number of Students: 717 Student-Teacher Ratio: 15.15 Advanced Placement: Yes	D+	Public	9 - 12
5.14Mi.	**Venus Elementary School** Number of Students: 663 Student-Teacher Ratio: 16.88	D-	Public	2 - 5
5.18Mi.	**Venus Primary School** Number of Students: 397 Student-Teacher Ratio: 14.6	NA	Public	PK - 1

Flood Report

The Subject Property of **9141 JOHNS RD, ALVARADO, TX 76009-7739** 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	88%	LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	82%	LOWER
OVERALL	90%	LOWER

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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