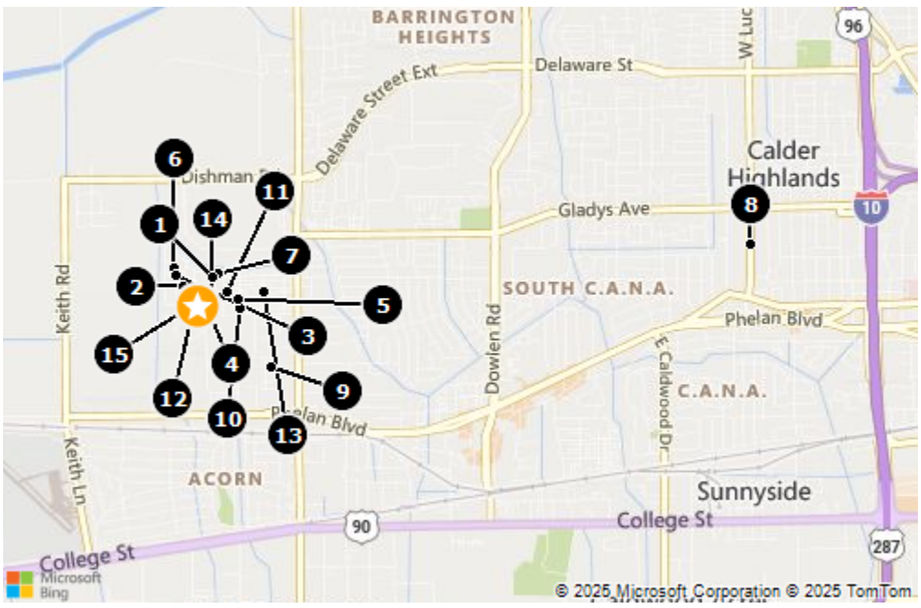
ICE SiteX Report

OrderID: 94121644

SiteX Property Information Report



Subject Property Location

9465 CROSSMEADOW DR, BEAUMONT, TX 77706-3819

County:	**JEFFERSON TX**	Census Tract:	482450003.092011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	019475-000-013600-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$260,000**	FSD:	12
Value Range:	$228,800 - $291,200	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	101,221,341,755
Assd Land Value:	$11,312	Market Land Value:	$11,312	Tax Year:	2023
Assd Improvement:	$275,654	Market Improvment Value:	$275,654	Total Taxable Value:	$4,742
Total Assessed Value:	$279,276	Total Assessor Market Value:	$286,966	Delinquent Year:	
				Tax Account ID:	031742
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW
Abbreviated Description: EVANGELINE MEADOW UNIT-2 L5 B7
City/Muni/Twp: CITY OF BEAUMONT

Property Characteristics

Lot Size:	10,851 SF	Bedrooms:		Pool:	Yes
Building Area:	2063 SF	Baths:		Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/02/2024	Loan Amount:	N/A
Document #:	2024-25887 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOWS UNIT II
City/Muni/Twp: BEAUMONT

Mortgage Record

Recording Date:	03/06/2024	Loan Amount:	N/A
Document #:	2024005771 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II
City/Muni/Twp: BEAUMONT

Mortgage Record

Recording Date:	09/05/2023	Loan Amount:	N/A
Document #:	2023024877 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 5 Block: 7 Subdivision: EVAANGLINE MEADOWS UNIT II
City/Muni/Twp: BEAUMONT

ICE SiteX Report

OrderID: 94121644

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	N/A
Document #:	2021019341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/04/2021		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II Map Ref: VOL 14 PG 44
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	06/04/2021	Sales Price:	N/A
Document #:	2021019341 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW
Abbreviated Description: EVANGELINE MEADOW UNIT-2 L5 B7
City/Muni/Twp: CITY OF BEAUMONT

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	N/A
Document #:	2020020723 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/08/2020		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II Map Ref: VOL 14 PG 44
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	02/14/2020	Sales Price:	N/A
Document #:	2020005293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/11/2020		
Document Type:	Limited Warranty Deed		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II Map Ref: VOL 14 PG 44
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	08/12/2013	Sales Price:	$147,400
Document #:	2013026482 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/29/2011	Sales Price:	$174,400
Document #:	2011024803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/21/2006	Sales Price:	N/A
Document #:	2006050032 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/15/2006		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II TO THE CITY OF BEAUMONT Map Ref: MB14 PG44

Prior Transfer

Recording Date:	12/21/2006	Sales Price:	N/A
Document #:	2006050031 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/11/2006		
Document Type:	Warranty Deed		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II TO THE CITY OF BEAUMONT Map Ref: MB14 PG44

Prior Transfer

Recording Date:	01/24/2001	Sales Price:	N/A
Document #:	2001002795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/18/2001		
Document Type:	Warranty Deed		

Legal Description:
Lot: 5 Block: 7 Subdivision: EVANGELINE MEADOW UNIT II Map Ref: MB14 PG44
City/Muni/Twp: BEAUMONT

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,318 SF	Median # of Baths	
Median Living Area	1,688 SF	Median Year Built	1984
Price Range - 2 Yrs		Age Range	35 years to 44 years
Median Value		Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**1201 BRIARMEADOW DR BEAUMONT, TX 77706-3835**	12/13/2024			2185	//	1981	6,900 SF	

APN: 019475-000-005400-00000 Document #: 2024-32123
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 94121644

Legal: Lot: 2 Block: 4 Subdivision: EVANGELINE MEADOW ADDITION Legal Unit: I MapRef: VOL 14 PG 12 Abbreviated Description: Lot:2 Block:4 Subdivision:EVANGELINE MEADOW ADDITION Legal Unit:I Map Ref:VOL 14 PG 12City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

2	.14Mi.	**1121 SPRINGMEADOW DR** **BEAUMONT, TX 77706-3885**	11/08/2024	2050	//	1986	15,120 SF

APN: 019475-000-022800-00000 Document #: 2024-29331
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 10 Section: III Subdivision: EVANGELINE MEADOWS Legal Unit: III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:10 Block:10 Section:III Subdivision:EVANGELINE MEADOWS Legal Unit:III Map Ref:VOL 14 PG 110City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

3	.22Mi.	**9650 MEADOWICK DR** **BEAUMONT, TX 77706-3859**	10/29/2024	1368	//	1985	7,501 SF

APN: 019475-000-027200-00000 Document #: 2024-28290
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 12 Subdivision: EVANGELINE MEADOW UNIT III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:6 Block:12 Subdivision:EVANGELINE MEADOW UNIT III Map Ref:VOL 14 PG 110City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

4	.06Mi.	**9415 MEADOWBEND DR** **BEAUMONT, TX 77706-3825**	09/26/2024	1688	//	1983	7,501 SF

APN: 019475-000-009800-00000 Document #: 2024-25302
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 5 Subdivision: EVANGELINE MEADOW Legal Unit: II MapRef: VOL 14 PG 44 Abbreviated Description: Lot:12 Block:5 Subdivision:EVANGELINE MEADOW Legal Unit:II Map Ref:VOL 14 PG 44City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

5	.23Mi.	**1015 GREEN MEADOW ST** **BEAUMONT, TX 77706-3953**	09/25/2024	1589	//	1988	4,809 SF

APN: 024852-000-002700-00000 Document #: 2024-25167
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Section: 1 Subdivision: REPLAT OF PHASEII OF GREEN MEADOW TOWNHOMES MapRef: VOL 14 PG 263 Abbreviated Description: Lot:27 Section:1 Subdivision:REPLAT OF PHASEII OF GREEN MEADOW TOWNHOMES Map Ref:VOL 14 PG 263City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

6	.26Mi.	**9665 MEADOWBROOK DR** **BEAUMONT, TX 77706-3864**	08/12/2024	1652	//	1985	6,900 SF

APN: 019475-000-028000-00000 Document #: 2024-21247
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 12 Subdivision: EVANGELINE MEADOW Legal Unit: III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:14 Block:12 Subdivision:EVANGELINE MEADOW Legal Unit:III Map Ref:VOL 14 PG 110City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

7	.22Mi.	**1218 BRIARMEADOW DR** **BEAUMONT, TX 77706-3836**	07/29/2024	1813	//	1981	8,281 SF

APN: 019475-000-004200-00000 Document #: 2024-19886
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: EVANGELINE MEADOW UNIT I MapRef: VOL 14 PG 12 Abbreviated Description: Lot:9 Block:3 Subdivision:EVANGELINE MEADOW UNIT I Map Ref:VOL 14 PG 12City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

8	.19Mi.	**1011 WESTMEADOW DR** **BEAUMONT, TX 77706-3876**	06/12/2024	1699	//	1984	8,255 SF

APN: 019475-000-019700-00000 Document #: 2024015691
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 9 Subdivision: EVANGELINE MEADOW UNIT III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:14 Block:9 Subdivision:EVANGELINE MEADOW UNIT III Map Ref:VOL 14 PG 110City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

9	.22Mi.	**9470 NORTHMEADOW DR** **BEAUMONT, TX 77706-3842**	05/21/2024	1629	//	1982	9,178 SF

APN: 019475-000-003200-00000 Document #: 2024013622
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal:

10	.23Mi.	**905 GREEN MEADOW ST** **BEAUMONT, TX 77706-3951**	04/17/2024	1882	//	1987	4,034 SF

APN: 024852-000-001400-00000 Document #: 2024009993
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: PHASE 1 OF GREEN MEADOW PATIO HOMES MapRef: VOL 14 PG 243 Abbreviated Description: Lot:14 Subdivision:PHASE 1 OF GREEN MEADOW PATIO HOMES Map Ref:VOL 14 PG 243City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

11	.18Mi.	**1102 MEADOWLAND DR** **BEAUMONT, TX 77706-3850**	04/11/2024	1850	//	1990	7,318 SF

APN: 019475-000-001000-00000 Document #: 2024009388
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: EVANGELINE MEADOWS Legal Unit: 1 MapRef: VOL 14 PG 12 Abbreviated Description: Lot:10 Block:1 Subdivision:EVANGELINE MEADOWS Legal Unit:1 Map Ref:VOL 14 PG 12City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

12	.03Mi.	**1011 MEADOWRIDGE DR** **BEAUMONT, TX 77706-3804**	04/03/2024	1491	//	1983	7,200 SF

APN: 019475-000-014400-00000 Document #: 2024008666
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 8 Subdivision: EVANGELINE MEADOW Legal Unit: III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:5 Block:8 Subdivision:EVANGELINE MEADOW Legal Unit:III Map Ref:VOL 14 PG 110City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

13	.2Mi.	**1112 WESTMEADOW DR** **BEAUMONT, TX 77706-3877**	03/26/2024	1912	//	1984	7,200 SF

APN: 019475-000-025800-00000 Document #: 2024007877
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 11 Subdivision: EVANGELINE MEADOW Legal Unit: III MapRef: VOL 14 PG 110 Abbreviated Description: Lot:19 Block:11 Subdivision:EVANGELINE MEADOW Legal Unit:III Map Ref:VOL 14 PG 110

14	.11Mi.	**1101 BRIARMEADOW DR** **BEAUMONT, TX 77706-3837**	03/07/2024	1563	//	1982	8,120 SF

APN: 019475-000-006200-00000 Document #: 2024005986
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: EVANGELINE MEADOW-UNIT I MapRef: VOL 14 PG 12 Abbreviated Description: Lot:10 Block:4 Subdivision:EVANGELINE MEADOW-UNIT I Map Ref:VOL 14 PG 12City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

15	.03Mi.	**1019 MEADOWRIDGE DR** **BEAUMONT, TX 77706-3804**	02/27/2024	1246	//	1983	6,599 SF

APN: 019475-000-014500-00000 Document #: 2024005022
Document Type: Warranty Deed w/ Vendor's Lien Price Code:

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Land Use: Single Family Residential
Legal: Lot: 6 Block: 8 Subdivision: EVENGELINE MEADOW-UNT III MapRef: VOL 4 PG 110 Abbreviated Description: Lot:6 Block:8
Subdivision:EVENGELINE MEADOW-UNT III Map Ref:VOL 4 PG 110City/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.	**9465 CROSSMEADOW DR**	**06/04/2021**	$286,966	$279,276	2,063		1982	10,851 SF	Yes
.01Mi.	**9425 CROSSMEADOW DR**	**06/26/2020**	$237,212	$237,212	1,957		1982	8,451 SF	
.03Mi.	**999 MEADOWRIDGE DR**	**10/29/2018**	$197,018	$197,018	1,592		1983	7,200 SF	
.03Mi.	**9395 CROSSMEADOW DR**	**07/31/2023**	$214,155	$214,155	1,620		1982	7,279 SF	
.03Mi.	**1011 MEADOWRIDGE DR**		$196,096	$196,096	1,491		1983	7,200 SF	
.03Mi.	**9470 MANION DR**	**07/14/2010**	$205,497	$205,497	1,786		1982	10,498 SF	
.03Mi.	**981 MEADOWRIDGE DR**	**03/03/2017**	$207,021	$207,021	1,668		1983	7,200 SF	
.03Mi.	**9460 MANION DR**	**10/04/2007**	$191,141	$191,141	1,578		1982	8,773 SF	
.03Mi.	**1019 MEADOWRIDGE DR**	**02/22/2024**	$167,568	$167,568	1,246		1983	6,599 SF	
.03Mi.	**9420 CROSSMEADOW DR**	**01/14/2021**	$208,033	$208,033	1,707		1982	6,900 SF	
.04Mi.	**9430 CROSSMEADOW DR**	**12/16/1998**	$218,933	$218,933	1,832		1982	7,131 SF	
.04Mi.	**937 MEADOWRIDGE DR**	**01/10/2024**	$250,896	$250,896	2,217		1983	7,200 SF	
.04Mi.	**9396 CROSSMEADOW DR**	**04/01/1992**	$251,420	$251,420	2,005		1982	6,900 SF	
.04Mi.	**1037 MEADOWRIDGE DR**	**09/25/2015**	$185,184	$185,184	1,328		1983	5,998 SF	
.04Mi.	**9460 CROSSMEADOW DR**	**05/18/2017**	$222,086	$222,086	2,025		1976	10,799 SF	
.04Mi.	**9450 MANION DR**	**02/25/2020**	$174,009	$174,009	1,472		1983	7,279 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	40.0 years old	Households:	12,884
Median Household Income:	$82,972	Households w/Family:	62%
Household Income Per Capita:	$48,154	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Beaumont Independent School District	Students:	17,128
Number of Schools:	29	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**West Brook High School** Number of Students: 2,342 Student-Teacher Ratio: 17.14 Advanced Placement: Yes	D+	Public	9 - 12
5.75Mi.	**Lucas Pre-K** Number of Students: 139 Student-Teacher Ratio: 9.27	NA	Public	PK - PK
1.15Mi.	**Amelia Elementary School** Number of Students: 555 Student-Teacher Ratio: 15.09	D+	Public	PK - 5
7.51Mi.	**Bingman Headstart** Number of Students: 390 Student-Teacher Ratio: 13.16	NA	Public	PK - PK

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1.11Mi. **Vincent Middle School** D+ Public 6 - 8
Number of Students: 830
Student-Teacher Ratio: 18.3

Flood Report

The Subject Property of **9465 CROSSMEADOW DR, BEAUMONT, TX 77706-3819** 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	112%	HIGHER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	89%	LOWER
MURDER	88%	LOWER
OVERALL	78%	LOWER

Disaster Alerts

7/5/2024 - urricane Beryl

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