

# real estate reports



## Subject Property

1624 E Collin St  
Corsicana  
TX 75110  
APN: 27200

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Pearson

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Aubrey Pearson

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# Property Detail

Subject Property : **1624 E Collin St Corsicana TX 75110**

## Owner Information

Owner Name : **Kaib Inc**

Mailing Address : **2720 Peabody Ave, Dallas TX 75215-2942 C039**

Owner Occupied **A**  
Indicator :

## Location Information

Legal Description : **C0000 Corsicana Blk 714 Lot 7 .155 Acres (50 X 135)**

County : **Navarro, Tx**

Alternate APN : **C00000007140007000**

Census Tract / Block : **9702.00 / 4**

Subdivision : **Corsicana**

Legal Lot : **7**

Map Reference : **1392-W**

Legal Block : **714**

School District : **Corsicana Isd**

Market Area : **48**

Munic/Township : **Corsicana**

APN : **27200**

## Last Market Sale Information

Recording/Sale Date : **06/01/2012 / 06/20/2012**

Deed Type : **Deed (reg)**

Document # : **5752**

Seller Name : **Cade Callie**

## Property Characteristics

Gross Area : **2,228**

# of Stories : **1**

Garage Area : **440**

Living Area : **1,788**

Parking Type : **Attached Garage**

## Property Information

Land Use : **Sfr**

Lot Acres : **0.16**

Lot Width/Depth : **50 X 135**

County Use : **Sgl-fam-res-home**

Lot Size : **6,752**



# Property Detail

## Tax Information

Total Value :	\$85,090	Property Tax :	\$1,611.18	NAVARRO COUNTY Tax / Rate :	\$307.43/.3613
Land Value :	\$15,190	Tax Rate Area :	GNV	NAVARRO COLLEGE Tax / Rate :	\$82.37/.0968
Improvement Value :	\$69,900	Market Value :	\$85,090	NAVARRO FLOOD CONTROL Tax / Rate :	\$4.94/.0058
Assessed Year :	2025	Water Tax :	NFL	NAVARRO ROAD AND BRIDGE Tax / Rate :	\$61.95/.0728
Improve % :	82%	CITY OF CORSICANA Tax / Rate :	\$421.03/.4948	CORSICANA ISD Tax / Rate :	\$733.48/.862
Tax Year :	2025				



# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$129,375	\$261,250	\$210,554
Bldg/Living Area	1788	1585	1885	1660
Price Per Square Foot		\$80	\$163	\$130.48
Year Built		1935	2023	1979
Lot Size	6,752	5,750	11,195	7,209
Bedrooms				
Bathrooms		1	1	1
Stories	1	1	1	1
Total Assessed Value	\$85,090	\$74,780	\$249,460	\$192,555
Distance From Subject	0	0.19	0.98	0.52

## Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1624 E Collin St		85,090	06/01/2012			1,788	6,752			
1	1403 E 4th Ave	129,375	74,780	05/14/2025		1	1,620	10,498	1935	0.19	
2	1211 E 6th Ave		230,530	02/18/2025			1,700	5,750		0.28	
3	1314 E 3rd Ave	228,092.34	249,460	08/11/2025			1,585	7,231	2023	0.28	
4	1309 E 11th Ave	218,175.15	233,430	07/25/2025			1,603	5,750	2023	0.46	
5	1114 E 11th Ave	261,250	233,130	06/06/2025			1,600	5,750		0.49	
6	800 E 3rd Ave		79,940	08/05/2025			1,885	11,195	1935	0.59	
7	708 E 16th Ave	198,340.77	210,590	08/20/2025			1,633	5,750		0.9	
8	612 E 17th Ave	228,092.34	228,580	05/05/2025			1,650	5,750		0.98	

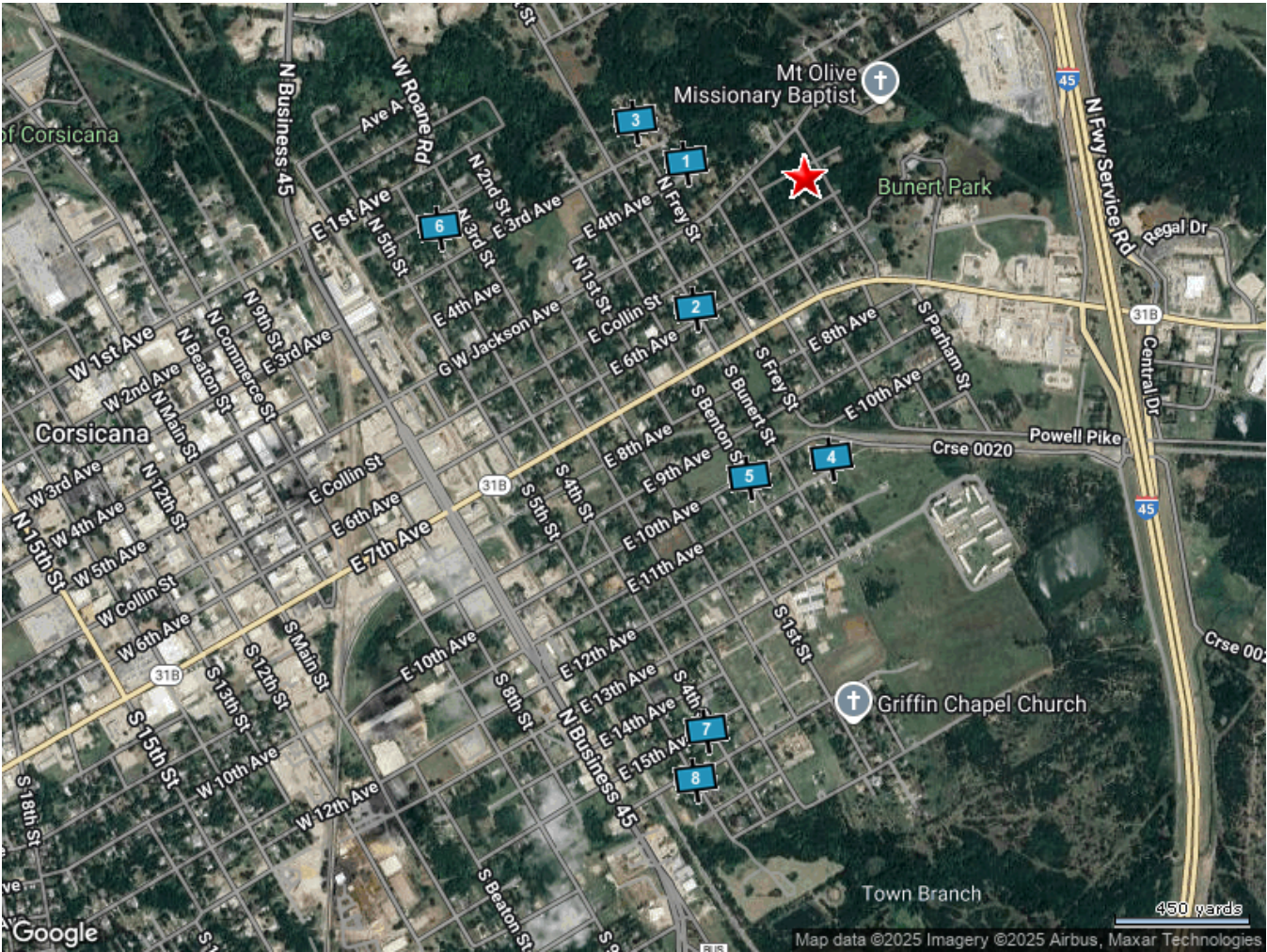
Distressed Sales =





# Comparables

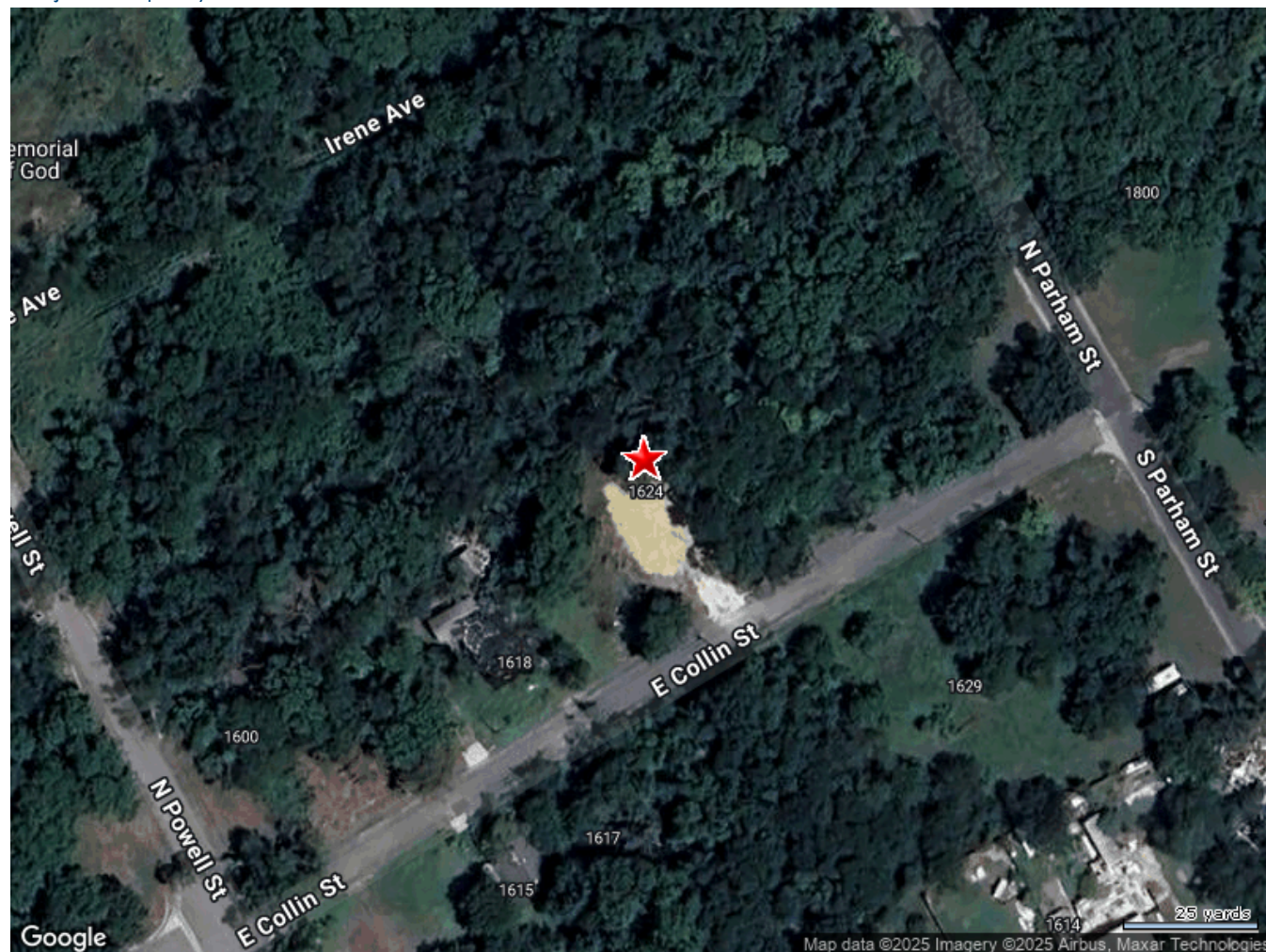
## Map







Subject Property : **1624 E Collin St Corsicana TX 75110**



## Sales History

Rec. Date : **06/01/2012**  
Sale Date : **06/20/2012**  
Sale Price :  
Rec.Doc.No : **5752**  
Doc. Type : **DEED (REG)**  
Sale Price Type :  
Buyer : **Corsicana Isd**  
Seller : **Cade Callie**  
Title Company :  
Other Doc No :

## Mortgage History

### 1st Mortgage Details

Mtg. Date : **04/18/2024**  
Mtg. Amt : **\$134,051**  
Mtg. Doc. No : **3439**  
Doc. Type : **DEED OF TRUST**  
Loan Type : **CONVENTIONAL**  
Mtg. Rate Type :  
Mtg. Term :  
Mtg. Rate :  
Lender : **\* Other  
Institutional  
Lenders**  
Borrower 1 : **Kaib Inc**  
Borrower 2 :  
Borrower 3 :  
Borrower 4 :





Public Schools :

Elementary Schools

Two Dimensions At Corsicana Distance 0.58 Miles

901 E 10th Ave Corsicana TX 75110

Telephone : (903) 872-2988

School District : Two Dimensions Preparatory Academy

Lowest Grade : Pre-K

Highest Grade : Pre-K

Kindergarten : Yes

School Enrollment :

Enrollment : 50

Total Expenditure/Student :

Carroll Elementary Distance 0.63 Miles

1101 E 13th Ave Corsicana TX 75110

Telephone : (903) 872-3074

School District : Corsicana Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 4th

Kindergarten : Yes

School Enrollment :

Enrollment : 578

Total Expenditure/Student :

Sam Houston Elementary Distance 1.74 Miles

1213 W 4th Ave Corsicana TX 75110

Telephone : (903) 874-6971

School District : Corsicana Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 4th

Kindergarten : Yes

School Enrollment :

Enrollment : 427

Total Expenditure/Student :



Local Business

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Falmouth Finance Db a B & F Finance	102 N Beaton St Corsicana Tx	(903) 875-2328	0.99
Western-shamrock Corporation	206 N Beaton St Corsicana Tx	(903) 874-1234	0.99

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
David Floyd	1934 E 7th Ave Corsicana Tx	(903) 874-3104	0.34
Victor Manuel Saravia	1961 Martin Luther King J Corsicana Tx	(214) 281-0476	0.42
Ibrahim Investment Corp	2001 E State Highway 31 Corsicana Tx	(903) 872-5944	0.62
Aguado's Custom Catering	305 E 3rd Ave Corsicana Tx	(903) 872-2036	0.81

Health Care Services

Name	Address	Telephone	Distance (Miles)
Miracle Valley Assisting Living	800 E 3rd Ave Corsicana Tx	(469) 865-3132	0.59
Medical Surgical & Compcare Enviva	220 E 3rd Ave Corsicana Tx	(903) 872-1880	0.88
Hometown Medical Associates	106 S Beaton St Corsicana Tx	(903) 602-5009	0.99

Hospitality

Name	Address	Telephone	Distance (Miles)
Dkr Hospitality, Llc	2020 Regal Dr Corsicana Tx	(903) 874-6292	0.55
Bruhinda, Llc	2021 Regal Dr Corsicana Tx	(903) 874-6246	0.61
Red Roof Inn Corsicana	2023 Regal Dr Corsicana Tx	(903) 875-2400	0.65

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Bethel African Methodist Episcopal Church Of Corsicana	1609 E 6th Ave Corsicana Tx	(903) 872-0716	0.1
Mount Olive Missionary Baptist Church	2105 E Jones St Corsicana Tx	(903) 872-3457	0.18



## Local Business

Johnson Memorial Church O	501 S Powell St Corsicana Tx	(903) 879-3157	0.28
Open Door Church Of God In Christ	1201 E 8th Ave Corsicana Tx	(903) 872-6907	0.36

### Shopping

Name	Address	Telephone	Distance (Miles)
Quick Pick	1100 E 7th Ave Corsicana Tx	(214) 770-5093	0.36
Wm. G. Johnson Oil Co.	1950 Martin Luther King J Corsicana Tx	(903) 874-6100	0.43
Abc Fertilizer & Supply, Inc.	601 E Collin St Corsicana Tx	(903) 872-2110	0.63
Family Dollar Stores, Inc.	620 Martin Luther King Jr Corsicana Tx	(903) 641-0794	0.64





Neighbors

1617 E COLLIN ST

Distance 0.04 Miles

Owner Name : **Lemmons Charlotte**

Recording Date : **10/11/2016**

Sale Date : **08/29/2016**

Property Tax : **\$529.23**

Total Value : **\$27,950**

Lot Acres : **0.16**

Land Use : **Residential Lot**

APN : **27189**

Subdivision : **Corsicana**



# Demographics

Census Tract / block: 9702.00 / 4    Year: 2020

## Household

Population		Population by Age	
Count:	5,813	0 - 11	
Estimate Current Year:	6,350	12 - 17	
Estimate in 5 Years:	9,046	18 - 24	8.17%
Growth Last 5 Years:	2.1%	25 - 64	50.09%
Growth Last 10 Years:	-168.53%	65 - 74	14.93%
		75+	
Household Size		Household Income	
Current Year:	2,151	0 - \$25,000	18.46%
Average Current Year:	2.68	\$25,000 - \$35,000	6.83%
Estimate in 5 Years:	3,034	\$35,000 - \$50,000	8.79%
Growth Last 5 Years:	5.39%	\$50,000 - \$75,000	14.04%
Growth Last 10 Years:	0.64%	\$75,000 - \$100,000	6.83%
Male Population:	48.06%	Above \$100,000	45.05%
Female Population:	51.94%	Average Household Income:	\$75,993
Married People:	54.59%		
Unmarried People:	45.41%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	6.51%	Below \$100,000:	19.93%
\$300 - \$799:	35.95%	\$100,000 - \$150,000:	15.68%
\$800 - \$1,999:	50.21%	\$150,000 - \$200,000:	10.43%
Over \$2,000:	7.34%	\$200,000 - \$300,000:	33.36%
Median Home Value:	\$207,500	\$300,000 - \$500,000:	18.68%
Unit Occupied Owner:	55.74%	Above \$500,000:	1.92%
Median Mortgage:	\$566		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	44.26%	1999 - 2000	
Median Gross Rent:	\$1,267	1995 - 1998	
Less Than \$499	1.64%	1990 - 1994	
\$500 - \$749	31.19%	1980 - 1989	13.72%
\$750 - \$999	4.4%	1970 - 1979	34.97%
\$1000 and Over	62.77%	1900 - 1969	19.83%

## Education

Enrollment			
Public Pre-Primary School:	2.1%	Not Enrolled in School:	75.91%
Private Pre-Primary School:	0.04%	Not A High School Graduate:	16.94%
Public School:	21.85%	Graduate Of High School:	34.36%
Private School:	2.24%	Attended Some College:	23.07%
Public College:	2.05%	College Graduate:	20.13%
Private College:	2.2%	Graduate Degree:	5.5%

## Workforce

Occupation:			
Manager/Prof:	27.19%	Private Worker:	80.49%
Technical:		Government Worker:	5.65%
Sales:	19.47%	Self Employed Worker:	0.42%
Administrative:		Unpaid Family Worker:	5.51%
Private House Hold:		Farming:	4.74%
Service:	21.37%	Skilled:	
Protective Services:		Blue-Collar:	31.96%
Commute Time			
Less Than 15 Min:	49.92%		
15 min - 28 min:	37.4%		
30 min - 57 min:	4.29%		
Over 60 min:	8.39%		