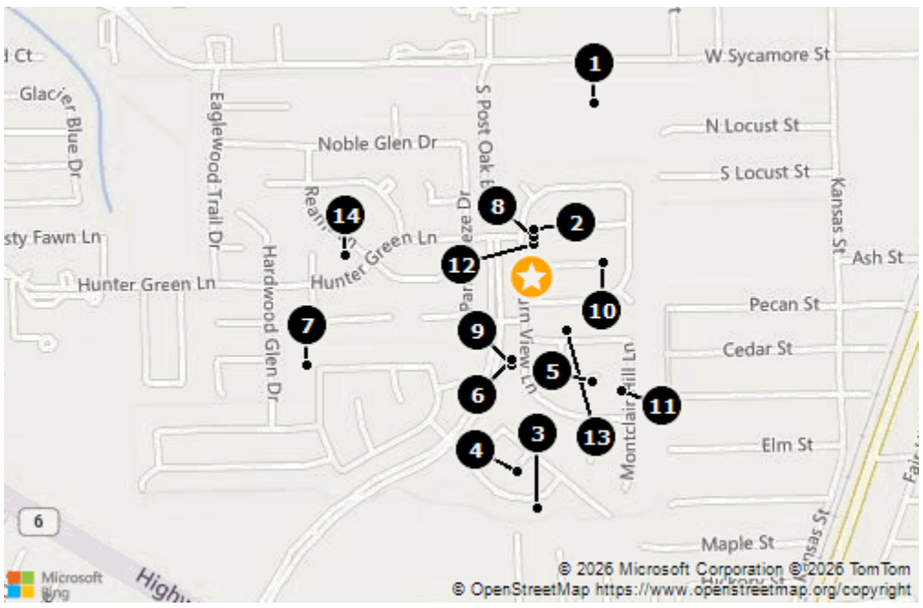
ICE SiteX Report

OrderID: 98655453

SiteX Property Information Report



Subject Property Location

1027 COVE CREST TRL, FRESNO, TX 77545-7179

County:	**FORT BEND TX**	Census Tract:	481576708.022012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1131-05-002-0230-907	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$242,730 - $315,270	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	S07 G01 D01 M40
Assd Land Value:	$45,760	Market Land Value:	$45,760	Tax Year:	2025
Assd Improvement:	$228,689	Market Improvment Value:	$228,689	Total Taxable Value:	$3,999
Total Assessed Value:	$274,449	Total Assessor Market Value:	$274,449	Delinquent Year:	
				Tax Account ID:	R352026
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 23 Block: 2 Section: 5 Subdivision: ANDOVER FARMS SEC 5 Map Ref: MAP: Z-136
Abbreviated Description: ANDOVER FARMS SEC 5, BLOCK 2, LOT 23

Property Characteristics

Lot Size:	6,531 SF	Bedrooms:	3	Pool:	
Building Area:	2104 SF	Baths:	2	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/17/2012	Sales Price:	N/A
Document #:	2012143865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/06/2012	Sales Price:	$32,320
Document #:	2012023494 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/19/2006	Loan Amount:	N/A
Document #:	2006158450 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	
Legal Description:			

Lot: 23 Block: 2 Subdivision: ANDOVER FARMS SEC 5

Prior Transfer

Recording Date:	12/19/2006	Sales Price:	N/A
Document #:	2006158448 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/06/2006		

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Document Type:
Legal Description:
Lot: 23 Block: 2 Subdivision: ANDOVER FARMS SEC 5

Prior Transfer

Recording Date:	12/06/2006	Sales Price:	N/A
Document #:	2006158448 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 23 Block: 2 Section: 5 Subdivision: ANDOVER FARMS SEC 5 Map Ref: MAP: Z-136
Abbreviated Description: ANDOVER FARMS SEC 5, BLOCK 2, LOT 23

Area Sales Analysis

Total Area Sales	$362,000	Median # of Bedrooms	3
Median Lot Size	6,373 SF	Median # of Baths	2
Median Living Area	2,101 SF	Median Year Built	2006
Price Range - 2 Yrs	to $195,000	Age Range	16 years to 27 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**823-B SYCAMORE ST** **FRESNO, TX 77545-**	08/19/2026			1144	/3/2	2004	435,602 SF	
		APN: 4600-00-753-4000-907 Document #: 2026087168 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 754 Subdivision: MAGNOLIA PLACE AND FRESNO MapRef: VOL 2 PG 23 Abbreviated Description: Lot:754 Subdivision:MAGNOLIA PLACE AND FRESNO Map Ref:VOL 2 PG 23City/Muni/Twp:CITY OF FRESNO City/Muni/Twp: CITY OF FRESNO								
2	.07Mi.	**1326 AUBURN VIEW LN** **FRESNO, TX 77545-2054**	07/16/2026			1936	/3/2	2010	6,388 SF	
		APN: 1131-06-002-0010-907 Document #: 2026073519 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Section: 6 Subdivision: ANDOVER FARMS MapRef: PL NO 20070125 Abbreviated Description: Lot:1 Block:2 Section:6 Subdivision:ANDOVER FARMS Map Ref:PL NO 20070125								
3	.33Mi.	**927 ANDOVER GLEN DR** **FRESNO, TX 77545-7971**	06/18/2026			1506	/3/2	2006	5,726 SF	
		APN: 1131-02-001-0430-907 Document #: 2026062544 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: 1 Section: 2 Subdivision: ANDOVER FARMS MapRef: SL NO 2519A Abbreviated Description: Lot:43 Block:1 Section:2 Subdivision:ANDOVER FARMS Map Ref:SL NO 2519A								
4	.27Mi.	**4715 CAVERN BROOK CT** **FRESNO, TX 77545-7807**	04/20/2026			1506	/3/2	2004	7,026 SF	
		APN: 1131-02-002-0120-907 Document #: 2026038516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Section: 2 Subdivision: ANDOVER FARMS MapRef: SL 2519A Abbreviated Description: Lot:12 Block:2 Section:2 Subdivision:ANDOVER FARMS Map Ref:SL 2519A								
5	.18Mi.	**4754 CHISHOLM HOLW** **FRESNO, TX 77545-2038**	04/15/2026	$195,000	$128	1516	/3/2	2005	6,365 SF	
		APN: 1131-04-002-0430-907 Document #: 2026036922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: 2 Section: 4 Subdivision: ANDOVER FARMS MapRef: PL NOS 20050011 Abbreviated Description: Lot:43 Block:2 Section:4 Subdivision:ANDOVER FARMS Map Ref:PL NOS 20050011								
6	.12Mi.	**1119 AUBURN VIEW LN** **FRESNO, TX 77545-2049**	02/11/2026			2104	/3/2	2006	5,175 SF	
		APN: 1131-04-001-0820-907 Document #: 2026013171 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 82 Block: 1 Section: 4 Subdivision: ANDOVER FARMS MapRef: PL NO 20050011 Abbreviated Description: Lot:82 Block:1 Section:4 Subdivision:ANDOVER FARMS Map Ref:PL NO 20050011								
7	.34Mi.	**4702 EMERALD LODGE LN** **FRESNO, TX 77545-7986**	02/11/2026			2359	/3/2	2005	9,617 SF	
		APN: 1131-01-003-0280-907 Document #: 2026013500 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Section: 1 Subdivision: ANDOVER FARMS MapRef: SL NO 2518B Abbreviated Description: Lot:28 Block:3 Section:1 Subdivision:ANDOVER FARMS Map Ref:SL NO 2518B								
8	.06Mi.	**1322 AUBURN VIEW LN** **FRESNO, TX 77545-2054**	02/10/2026			2410	/3/2	2006	6,050 SF	
		APN: 1131-05-002-0010-907 Document #: 2026013093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Section: 5 Subdivision: ANDOVER FARMS MapRef: PL NO 20060139 Abbreviated Description: Lot:1 Block:2 Section:5 Subdivision:ANDOVER FARMS Map Ref:PL NO 20060139								
9	.13Mi.	**1115 AUBURN VIEW LN** **FRESNO, TX 77545-2049**	02/10/2026			1470	/4/2	2006	5,360 SF	
		APN: 1131-04-001-0810-907 Document #: 2026013092 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 81 Block: 1 Section: 4 Subdivision: ANDOVER FARMS Abbreviated Description: Lot:81 Block:1 Section:4 Subdivision:ANDOVER FARMS								
10	.11Mi.	**903 COVE CREST TRL** **FRESNO, TX 77545-7177**	02/02/2026			2206	/3/2	2006	8,439 SF	
		APN: 1131-05-002-0130-907 Document #: 2026009901 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Section: 5 Subdivision: ANDOVER FARMS MapRef: PL NO 20060139 Abbreviated Description: Lot:13 Block:2 Section:5 Subdivision:ANDOVER FARMS Map Ref:PL NO 20060139								
11	.2Mi.	**4738 MONTCLAIR HILL LN** **FRESNO, TX 77545-2046**	01/06/2026			2314	/4/2	2006	5,060 SF	
		APN: 1131-04-002-0220-907 Document #: 2026001326								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Section: 4 Subdivision: ANDOVER FARMS MapRef: PL NO 20050011 Abbreviated Description: Lot:22 Block:2 Section:4 Subdivision:ANDOVER FARMS Map Ref:PL NO 20050011

12	.05Mi.	**1318 AUBURN VIEW LN** **FRESNO, TX 77545-2054**	11/20/2025			2206	/4/2	2006	6,380 SF

APN: 1131-05-002-0020-907 Document #: 2025120295
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Section: 5 Subdivision: ANDOVER FARMS MapRef: PL NO 20060139 Abbreviated Description: Lot:2 Block:2 Section:5 Subdivision:ANDOVER FARMS Map Ref:PL NO 20060139

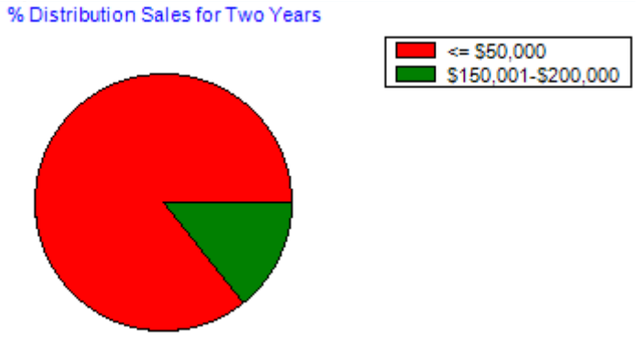
13	.09Mi.	**1010 YORKSHIRE HOLW** **FRESNO, TX 77545-7149**	11/19/2025	$167,000	$69	2400	/4/2	2006	4,950 SF

APN: 1131-04-001-0050-907 Document #: 2025119780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Section: 4 Subdivision: ANDOVER FARMS MapRef: PL NO 20050011 Abbreviated Description: Lot:5 Block:1 Section:4 Subdivision:ANDOVER FARMS Map Ref:PL NO 20050011

14	.26Mi.	**4538 REAMS LN** **FRESNO, TX 77545-9547**	11/03/2025			2098	/3/2	1999	6,400 SF

APN: 8700-09-003-0320-907 Document #: 2025113887
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Block: 3 Section: 9 Subdivision: TEAL RUN MapRef: SL NO 1821A Abbreviated Description: Lot:32 Block:3 Section:9 Subdivision:TEAL RUN Map Ref:SL NO 1821A

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.	**1027 COVE CREST TRL**	**12/06/2006**	$274,449	$274,449	2,104	/3/2	2006	6,531 SF	
.01Mi.	**1023 COVE CREST TRL**	**08/12/2016**	$302,980	$302,980	2,410	/5/2	2006	6,050 SF	
.02Mi.	**1026 GRAFTON GARDEN LN**	**05/16/2008**	$314,165	$314,165	2,187	/4/2	2007	6,535 SF	
.02Mi.	**1019 COVE CREST TRL**	**03/29/2007**	$297,248	$297,248	2,206	/4/2	2006	6,050 SF	
.02Mi.	**1022 GRAFTON GARDEN LN**	**09/05/2018**	$274,260	$274,260	1,793	/3/2	2007	6,050 SF	
.03Mi.	**1219 AUBURN VIEW LN**	**11/30/2007**	$245,423	$245,423	1,508	/3/2	2007	6,900 SF	
.03Mi.	**1223 AUBURN VIEW LN**	**08/25/2014**	$283,620	$283,620	1,932	/3/2	2007	6,900 SF	
.03Mi.	**1018 GRAFTON GARDEN LN**	**09/17/2021**	$262,600	$262,600	1,933	/3/2	2007	6,050 SF	
.03Mi.	**1026 COVE CREST TRL**	**03/22/2007**	$290,635	$290,635	2,011	/3/2	2006	6,487 SF	
.03Mi.	**1215 AUBURN VIEW LN**	**04/17/2013**	$263,200	$263,200	1,933	/3/2	2007	6,900 SF	
.03Mi.	**1015 COVE CREST TRL**	**03/21/2022**	$307,155	$307,155	2,410	/3/2	2006	6,050 SF	
.03Mi.	**1022 COVE CREST TRL**	**02/23/2007**	$297,248	$297,248	2,206	/4/2	2006	6,050 SF	
.03Mi.	**1303 AUBURN VIEW LN**	**07/12/2013**	$294,505	$294,505	2,187	/3/2	2007	6,900 SF	
.04Mi.	**1018 COVE CREST TRL**	**06/21/2017**	$326,360	$324,500	2,373	/3/2	2006	6,050 SF	
.04Mi.	**1211 AUBURN VIEW LN**	**09/26/2007**	$307,944	$307,944	2,187	/4/2	2007	6,900 SF	
.04Mi.	**1014 GRAFTON GARDEN LN**	**07/03/2019**	$293,900	$293,900	2,187	/4/2	2007	6,050 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	37.6 years old	Households:	10,428
Median Household Income:	$108,259	Households w/Family:	80%
Household Income Per Capita:	$41,826	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Fort Bend Independent School District	Students:	79,663
Number of Schools:	83	Rating:	A-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.19Mi.	**Lantern Lane Elementary School** Number of Students: 434 Student-Teacher Ratio: 13.64	D	Public	PK - 5
7.88Mi.	**E.A. Jones Elementary School** Number of Students: 536 Student-Teacher Ratio: 13.39	D+	Public	EE - 5
17.87Mi.	**Mission West Elementary School** Number of Students: 513 Student-Teacher Ratio: 12.79	B	Public	PK - 5
4.76Mi.	**Ridgemont Elementary School** Number of Students: 337 Student-Teacher Ratio: 10.89	D	Public	2 - 5
9.81Mi.	**Highlands Elementary School** Number of Students: 541 Student-Teacher Ratio: 13.57	A	Public	PK - 5
10.72Mi.	**Colony Meadows Elementary School** Number of Students: 653 Student-Teacher Ratio: 17	A+	Public	PK - 5
2.71Mi.	**Heritage Rose Elementary School** Number of Students: 1,245 Student-Teacher Ratio: 15.54	D	Public	PK - 5
12.56Mi.	**Barrington Place Elementary School** Number of Students: 424 Student-Teacher Ratio: 13.68	B+	Public	PK - 5
8.74Mi.	**Settlers Way Elementary School** Number of Students: 698 Student-Teacher Ratio: 14.99	A	Public	PK - 5
2.09Mi.	**Hightower High School** Number of Students: 2,312 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	D+	Public	9 - 12
16.55Mi.	**Mary Austin Holley Elementary School** Number of Students: 648 Student-Teacher Ratio: 13.45	C+	Public	EE - 5
7.78Mi.	**Dr. Lynn Armstrong Elementary School** Number of Students: 517 Student-Teacher Ratio: 13.04	D	Public	PK - 5
2.31Mi.	**Rosa Parks Elementary School** Number of Students: 648 Student-Teacher Ratio: 14.76	D	Public	PK - 5
19.22Mi.	**Juan Seguin Elementary School** Number of Students: 901 Student-Teacher Ratio: 16.62	C+	Public	PK - 5
14.36Mi.	**Townewest Elementary School** Number of Students: 462 Student-Teacher Ratio: 12.07	D+	Public	PK - 5
0.66Mi.	**Walter Moses Burton Elementary School** Number of Students: 668 Student-Teacher Ratio: 15.1	D	Public	PK - 5
18.35Mi.	**Pecan Grove Elementary School** Number of Students: 639 Student-Teacher Ratio: 17.53	B+	Public	PK - 5
5.87Mi.	**Lake Olympia Middle School** Number of Students: 1,078 Student-Teacher Ratio: 15.48	D-	Public	6 - 8
6.22Mi.	**Hunters Glen Elementary School** Number of Students: 249 Student-Teacher Ratio: 12.52	C	Public	2 - 5
5.27Mi.	**Ridgegate Elementary School** Number of Students: 432 Student-Teacher Ratio: 12.18	D+	Public	KG - 5
13.96Mi.	**Rita Drabek Elementary School** Number of Students: 591 Student-Teacher Ratio: 14.39	B+	Public	PK - 5
7.23Mi.	**Quail Valley Elementary School** Number of Students: 584 Student-Teacher Ratio: 13.83	C	Public	PK - 5

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Flood Report

The Subject Property of **1027 COVE CREST TRL, FRESNO, TX 77545-7179** 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	106%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	71%	NOTABLY 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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