ICE SiteX Report

OrderID: 98722672

SiteX Property Information Report



Subject Property Location

10780 S LAKE MIST LN, WILLIS, TX 77318-5802

County:	**MONTGOMERY TX**	Census Tract:	483396942.071000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6545-02-04600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$173,880 - $240,120	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F01,GMO,HM1,JNH
Assd Land Value:	$42,500	Market Land Value:	$42,500	Tax Year:	2025
Assd Improvement:	$200,993	Market Improvment Value:	$200,993	Total Taxable Value:	$3,743
Total Assessed Value:	$237,971	Total Assessor Market Value:	$243,493	Delinquent Year:	
				Tax Account ID:	R389380
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 2 Subdivision: LAKE BREEZE 02 Map Ref: MAP:13-6

Abbreviated Description:	S654502 - LAKE BREEZE 02, BLOCK 2, LOT 4
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	5,459 SF	Bedrooms:		Pool:	
Building Area:	1586 SF	Baths:	2	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/29/2026	Sales Price:	$165,840
Document #:	2026067973 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2023	Loan Amount:	N/A
Document #:	2023003821 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2045	Type Finance:	

Legal Description:

Lot: 4 Block: 2 Subdivision: FINAL PLAT LAKE BREEZE SECTION TWO

Prior Transfer

Recording Date:	04/23/2015	Sales Price:	N/A
Document #:	2015036983 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/22/2015		
Document Type:			

Legal Description:

Lot: 4 Block: 2 Section: 2 Subdivision: FINAL PLAT BREEZE Map Ref: CAB Z SL1065

Prior Transfer

Recording Date:	04/22/2015	Sales Price:	N/A

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Document #:	2015036983 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: LAKE BREEZE 02 Map Ref: MAP:13-6
Abbreviated Description: S654502 - LAKE BREEZE 02, BLOCK 2, LOT 4
City/Muni/Twp: UNINCORPORATED AREA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	13,799 SF	Median # of Baths	2
Median Living Area	2,511 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	2 years to 48 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**13210 CREST DR** **WILLIS, TX 77318-6611**	09/14/2026			1392	//2	2000	28,520 SF	
		APN: 5050-00-04800 Document #: 2026098317 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 48&49 Subdivision: FAR HILLS MapRef: VOL 7 PG 355 Abbreviated Description: Lot:48&49 Subdivision:FAR HILLS Map Ref:VOL 7 PG 355								
2	.21Mi.	**10693 S LAKE MIST LN** **WILLIS, TX 77318-5858**	09/04/2026			2511	//3	2023	6,759 SF	
		APN: 6545-02-02600 Document #: 2026095353 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 1 Subdivision: LAKE BREEZE SECTION TWO MapRef: CAB Z SH 1065 Abbreviated Description: Lot:26 Block:1 Subdivision:LAKE BREEZE SECTION TWO Map Ref:CAB Z SH 1065								
3	.21Mi.	**10696 S LAKE MIST LN** **WILLIS, TX 77318-5827**	01/21/2026			3930	//3	2018	16,480 SF	
		APN: 6545-02-02900 Document #: 2026005769 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 1 Subdivision: LAKE BREEZE SECTION TWO MapRef: CAB Z SH 1065 Abbreviated Description: Lot:29 Block:1 Subdivision:LAKE BREEZE SECTION TWO Map Ref:CAB Z SH 1065								
4	.66Mi.	**13089 BRUCE RD** **WILLIS, TX 77318-6609**	11/14/2025			3301	//2	2006	58,632 SF	
		APN: 8748-00-00300 Document #: 2025117585 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SHELTER BAY ESTATES MapRef: CAB G SH 15B Abbreviated Description: Lot:3 Subdivision:SHELTER BAY ESTATES Map Ref:CAB G SH 15B								
5	.22Mi.	**13018 LAURA LAKE DR** **WILLIS, TX 77318-1120**	10/29/2025			2011	//2	2021	5,944 SF	
		APN: 3434-00-01400 Document #: 2025110967 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: CLEAR VIEW ESTATES MapRef: CAB Z SH 5836 Abbreviated Description: Lot:14 Block:1 Subdivision:CLEAR VIEW ESTATES Map Ref:CAB Z SH 5836								
6	.46Mi.	**13220 VIRGINIA ST** **WILLIS, TX 77318-6449**	10/17/2025			1269	//1	1980	43,560 SF	
		APN: 0007-00-00150 Document #: 2025106941 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: COLLARD E Tract No: 1-N Abbreviated Description: Subdivision:COLLARD E Tract No:1-N								
7	.29Mi.	**10891 DECATUR ST** **WILLIS, TX 77318-6591**	09/25/2025			2208	//2	2010	14,657 SF	
		APN: 5210-02-00900 Document #: 2025098296 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Section: 2 Subdivision: THE FRENCH QUARTER ON LAKE CONROE MapRef: CAB S SH 168 Abbreviated Description: Lot:1 Block:5 Section:2 Subdivision:THE FRENCH QUARTER ON LAKE CONROE Map Ref:CAB S SH 168								
8	.16Mi.	**11417 NATALIA LN** **WILLIS, TX 77318-1117**	09/24/2025			1756	//2	2021	6,038 SF	
		APN: 3434-00-10300 Document #: 2025098121 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 5 Subdivision: CLEAR VIEW ESTATES MapRef: CAB Z SH 5836 Abbreviated Description: Lot:12 Block:5 Subdivision:CLEAR VIEW ESTATES Map Ref:CAB Z SH 5836								
9	.16Mi.	**11017 N LAKE MIST LN** **WILLIS, TX 77318-1309**	08/29/2025			2533	//	2024	5,800 SF	
		APN: 6545-03-05300 Document #: 2025088344 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 53 Block: 1 Section: 3 Subdivision: LAKE BREEZE MapRef: CAB Z SH 6096-6098 Abbreviated Description: Lot:53 Block:1 Section:3 Subdivision:LAKE BREEZE Map Ref:CAB Z SH 6096-6098								
10	.58Mi.	**10477 VALLEY DR N** **WILLIS, TX 77318-6438**	08/29/2025			1104	//1	1978	12,000 SF	
		APN: 5740-00-05800 Document #: 2025088487 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 58 Subdivision: HAWTHORN RIDGE MapRef: VOL 7 PG 331 Abbreviated Description: Lot:58 Subdivision:HAWTHORN RIDGE Map Ref:VOL 7 PG 331								
11	.33Mi.	**10884 DAUPHINE ST** **WILLIS, TX 77318-6592**	08/21/2025			2548	//3	2021	16,846 SF	
		APN: 5210-00-07900 Document #: 2025084924 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Section: 1 Subdivision: THE FRENCH QUARTER ON LAKE CONROE MapRef: CAB Q SH 36 Abbreviated Description: Lot:4 Block:4 Section:1 Subdivision:THE FRENCH QUARTER ON LAKE CONROE Map Ref:CAB Q SH 36								
12	.91Mi.	**10090 VALLEY DR S** **WILLIS, TX 77318-6440**	08/18/2025			2820	//4	1980	20,211 SF	
		APN: 5050-00-02400 Document #: 2025083691								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: FAR HILLS SUBDIVISION MapRef: VOL 7 PG 355 Abbreviated Description: Lot:24 Subdivision:FAR HILLS SUBDIVISION Map Ref:VOL 7 PG 355

13 .12Mi. **13066 LAURA LAKE DR** 07/31/2025 3673 //3 1993 11,614 SF
WILLIS, TX 77318-1120
APN: 3434-00-02600 Document #: 2025077332
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 1 Subdivision: CLEAR VIEW ESTATES MapRef: CAB Z SH 5836 Abbreviated Description: Lot:26 Block:1 Subdivision:CLEAR VIEW ESTATES Map Ref:CAB Z SH 5836

14 .24Mi. **11008 ONDREA LN** 07/10/2025 1729 //2 2021 6,499 SF
WILLIS, TX 77318-1107
APN: 3434-00-05700 Document #: 2025068996
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: CLEAR VIEW ESTATES MapRef: CAB Z SH 5836 Abbreviated Description: Lot:7 Block:2 Subdivision:CLEAR VIEW ESTATES Map Ref:CAB Z SH 5836

15 .44Mi. **10843 BOURBON ST** 07/03/2025 3468 //4 2024 13,799 SF
WILLIS, TX 77318-6506
APN: 5210-00-01100 Document #: 2025067207
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Section: 1 Subdivision: THE FRENCH QUARTER ON LAKE CONROE MapRef: CAB Q SH 36 Abbreviated Description: Lot:11 Block:1 Section:1 Subdivision:THE FRENCH QUARTER ON LAKE CONROE Map Ref:CAB Q SH 36

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.	**10780 S LAKE MIST LN**	**04/22/2015**	$243,493	$237,971	1,586	//2	2014	5,459 SF	
.01Mi.	**10776 S LAKE MIST LN**	**03/27/2018**	$290,350	$290,350	2,189	//2	2014	5,459 SF	
.01Mi.	**10784 S LAKE MIST LN**	**04/02/2015**	$280,706	$280,706	2,095	//2	2014	5,459 SF	
.02Mi.	**10772 S LAKE MIST LN**	**03/11/2015**	$243,493	$237,971	1,586	//2	2014	5,459 SF	
.02Mi.	**10788 S LAKE MIST LN**	**12/26/2014**	$276,516	$265,938	2,048	//2	2014	5,459 SF	
.02Mi.	**10768 S LAKE MIST LN**	**12/16/2021**	$285,988	$285,988	2,032	//2	2022	5,516 SF	
.02Mi.	**10792 S LAKE MIST LN**	**05/29/2024**	$243,493	$243,493	1,586	//2	2014	5,459 SF	
.03Mi.	**10764 S LAKE MIST LN**	**05/13/2022**	$272,242	$272,242	2,048	//2	2014	5,467 SF	
.03Mi.	**11079 N LAKE MIST LN**	**04/30/2021**	$258,948	$258,948	1,808	//2	2020	6,569 SF	
.03Mi.	**11083 N LAKE MIST LN**	**03/31/2021**	$303,913	$302,089	2,278	//2	2021	6,451 SF	
.03Mi.	**10781 S LAKE MIST LN**	**06/23/2015**	$276,966	$266,273	2,053	//2	2015	5,750 SF	
.03Mi.	**11075 N LAKE MIST LN**	**03/31/2021**	$221,320	$221,320	1,335	//2	2020	6,648 SF	
.04Mi.	**10800 S LAKE MIST LN**	**12/10/2009**	$237,884	$237,884	1,608	//2	2006	5,461 SF	
.04Mi.	**10777 S LAKE MIST LN**	**04/16/2015**	$284,002	$267,809	2,076	//2	2016	5,750 SF	
.04Mi.	**10785 S LAKE MIST LN**	**03/10/2023**	$284,002	$284,002	2,076	//2	2015	5,750 SF	
.04Mi.	**11087 N LAKE MIST LN**	**04/23/2021**	$262,706	$262,706	1,840	//2	2021	6,344 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	48.6 years old	Households:	8,833
Median Household Income:	$98,698	Households w/Family:	77%
Household Income Per Capita:	$48,933	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Willis Independent School District	Students:	9,313
Number of Schools:	12	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.39Mi.	**Willis High School** Number of Students: 2,809 Student-Teacher Ratio: 19.64 Advanced Placement: Yes	C-	Public	9 - 12
3.17Mi.	**Brabham Middle School** Number of Students: 1,179 Student-Teacher Ratio: 18.73	C	Public	6 - 8
4.24Mi.	**Roark Early Education Center** Number of Students: 348 Student-Teacher Ratio: 21.75	NA	Public	EE - PK

Flood Report

The Subject Property of **10780 S LAKE MIST LN, WILLIS, TX 77318-5802** 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	90%	LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	55%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	117%	HIGHER

Disaster Alerts

3/19/2025 - Pauline Road Fire

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