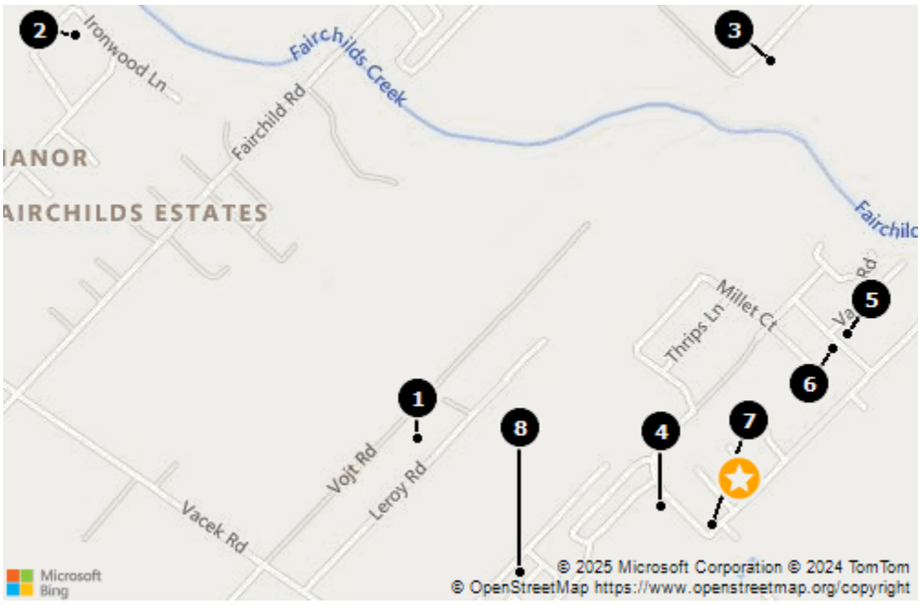
ICE SiteX Report

OrderID: 93406382

SiteX Property Information Report



Subject Property Location

10818 HERBACEUM CT, RICHMOND, TX 77469-3732

County:	**FORT BEND TX**	Census Tract:	481576756.002019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8453-02-002-0130-906	Thomas Bros Pg-Grid:	

Valuation

Value:	**$311,000**	FSD:	13
Value Range:	$270,570 - $351,430	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	J01 S05 G01 D01
Assd Land Value:	$64,220	Market Land Value:	$64,220	Tax Year:	2023
Assd Improvement:	$220,302	Market Improvment Value:	$220,302	Total Taxable Value:	$5,634
Total Assessed Value:	$284,522	Total Assessor Market Value:	$284,522	Delinquent Year:	
				Tax Account ID:	R520522
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 2 Section: 2 Subdivision: VACEK COUNTRY MEADOWS SEC 2 Map Ref: MAP: A-193-A
Abbreviated Description: VACEK COUNTRY MEADOWS SEC 2, BLOCK 2, LOT 13

Property Characteristics

Lot Size:	5,557 SF	Bedrooms:	3	Pool:	
Building Area:	1928 SF	Baths:	2	Fireplace:	Yes
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/13/2023	Loan Amount:	N/A
Document #:	2023099071 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Section: 2 Subdivision: VACEK COUNTRY MEADOWS

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	N/A
Document #:	2022000642 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 2 Section: 2 Subdivision: VACEK COUNTRY MEADOWS SEC 2 Map Ref: MAP: A-193-A
Abbreviated Description: VACEK COUNTRY MEADOWS SEC 2, BLOCK 2, LOT 13

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,969 SF	Median # of Baths	2
Median Living Area	1,465 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	3 years to 45 years
Median Value		Median Age	5 years

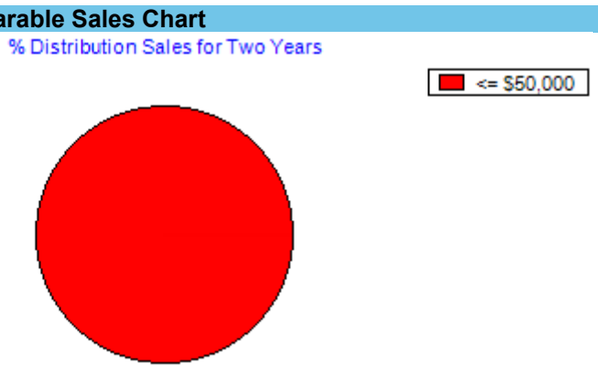
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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**7902 LEROY RD** **RICHMOND, TX 77469-9096**	06/26/2024			1342	/3/2	2005	43,560 SF	
		APN: 0095-00-000-0920-906 Document #: 2024060758 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 40 Subdivision: BARNABAS WICKSON LEAGUE ABSTRACT 95 Abbreviated Description: Lot:40 Subdivision:BARNABAS WICKSON LEAGUE ABSTRACT 95								
2	1.13Mi.	**9820 IRONWOOD LN** **RICHMOND, TX 77469-9024**	06/14/2024			2669	/4/2	1980	70,567 SF	Yes
		APN: 0095-00-000-7230-906 Document #: 2024056613 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: FAIRCHILD MANOR Tract No: 27 Abbreviated Description: Subdivision:FAIRCHILD MANOR Tract No:27								
3	.59Mi.	**6939 PISKLAK RD** **RICHMOND, TX 77469-9037**	03/01/2024			1380	//	2006	21,780 SF	
		APN: 0095-00-000-9531-906 Document #: 2024019147 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15&16 Subdivision: BARNABAS WICKSON LEAGUE ABSTRACT NO 95 MapRef: VOL 10 PG 16 Abbreviated Description: Lot:15&16 Subdivision:BARNABAS WICKSON LEAGUE ABSTRACT NO 95 Map Ref:VOL 10 PG 16								
4	.12Mi.	**7710 VACEK MEADOWS LOOP** **RICHMOND, TX 77469-3172**	02/05/2024			1394	/3/2	2020	6,807 SF	
		APN: 8453-01-002-0130-906 Document #: 2024010943 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Section: 1 Subdivision: VACEK COUNTRY MEADOWS MapRef: PL 20190083 Abbreviated Description: Lot:13 Block:2 Section:1 Subdivision:VACEK COUNTRY MEADOWS Map Ref:PL 20190083								
5	.25Mi.	**10807 ANTHONOMUS WAY** **RICHMOND, TX 77469-1052**	10/02/2023			1342	/3/2	2022	5,500 SF	
		APN: 8453-02-005-0020-906 Document #: 2023095342 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Section: 2 Subdivision: VACEK COUNTRY MEADOWS MapRef: PL 20210062 Abbreviated Description: Lot:2 Block:5 Section:2 Subdivision:VACEK COUNTRY MEADOWS Map Ref:PL 20210062								
6	.22Mi.	**10806 ANTHONOMUS WAY** **RICHMOND, TX 77469-1051**	10/02/2023			1536	/3/2	2022	5,500 SF	
		APN: 8453-02-002-0530-906 Document #: 2023095341 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 53 Block: 2 Section: 2 Subdivision: VACEK COUNTRY MEADOWS MapRef: PL 20210062 Abbreviated Description: Lot:53 Block:2 Section:2 Subdivision:VACEK COUNTRY MEADOWS Map Ref:PL 20210062								
7	.08Mi.	**7739 VACEK MEADOWS LOOP** **RICHMOND, TX 77469-3100**	09/12/2023			1591	/3/2	2020	7,130 SF	
		APN: 8453-01-003-0010-906 Document #: 2023087955 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Section: 1 Subdivision: VACEK COUNTRY MEADOWS MapRef: PL 20190083 Abbreviated Description: Lot:1 Block:3 Section:1 Subdivision:VACEK COUNTRY MEADOWS Map Ref:PL 20190083								
8	.34Mi.	**8010 BACCHARIS RD** **RICHMOND, TX 77469-3268**	07/25/2023			1651	/3/2	2020	6,124 SF	
		APN: 8453-01-001-0260-906 Document #: 2023070058 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 1 Section: 1 Subdivision: VACEK COUNTRY MEADOWS MapRef: PL 20190083 Abbreviated Description: Lot:26 Block:1 Section:1 Subdivision:VACEK COUNTRY MEADOWS Map Ref:PL 20190083								

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.

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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.	**10818 HERBACEUM CT**	**12/23/2021**	$284,522	$284,522	1,928	/3/2	2021	5,557 SF	
.01Mi.	**10822 HERBACEUM CT**	**12/29/2021**	$251,919	$251,919	1,373	/3/2	2021	5,506 SF	
.01Mi.	**10814 HERBACEUM CT**	**12/13/2021**	$278,332	$278,332	1,591	/3/2	2021	5,950 SF	
.02Mi.	**10826 HERBACEUM CT**	**12/28/2021**	$272,792	$272,792	1,536	/3/2	2021	6,399 SF	
.02Mi.	**10810 HERBACEUM CT**	**03/30/2022**	$298,389	$298,389	2,035	/3/2	2021	6,256 SF	
.02Mi.	**10823 BARBADENSE CT**	**11/11/2021**	$252,966	$252,966	1,335	/3/2	2021	5,667 SF	
.02Mi.	**10827 BARBADENSE CT**	**11/30/2021**	$290,963	$290,963	1,795	/3/2	2021	5,509 SF	
.02Mi.	**10819 BARBADENSE CT**	**12/07/2021**	$292,901	$292,901	2,035	/3/2	2021	5,346 SF	
.03Mi.	**10815 BARBADENSE CT**	**11/05/2021**	$275,000	$275,000	1,795	/3/2	2021	5,361 SF	
.03Mi.	**10831 BARBADENSE CT**	**11/18/2021**	$278,332	$278,332	1,591	/3/2	2021	6,501 SF	
.03Mi.	**10819 HERBACEUM CT**	**12/22/2021**	$328,252	$328,252	2,608	/5/2	2021	5,406 SF	
.03Mi.	**10806 HERBACEUM CT**	**12/13/2021**	$293,431	$293,431	1,795	/3/2	2021	5,990 SF	
.03Mi.	**10823 HERBACEUM CT**	**12/31/2021**	$328,252	$328,252	2,608	/5/2	2021	5,500 SF	
.03Mi.	**10815 HERBACEUM CT**	**12/20/2021**	$295,009	$295,009	2,035	/3/2	2021	5,437 SF	
.03Mi.	**10811 BARBADENSE CT**	**11/04/2021**	$295,860	$295,860	2,035	/3/2	2021	5,276 SF	
.04Mi.	**10827 HERBACEUM CT**	**12/30/2021**	$290,223	$290,223	1,862	/3/2	2021	6,464 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **10818 HERBACEUM CT, RICHMOND, TX 77469-3732** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

7/5/2024 - urricane Beryl

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