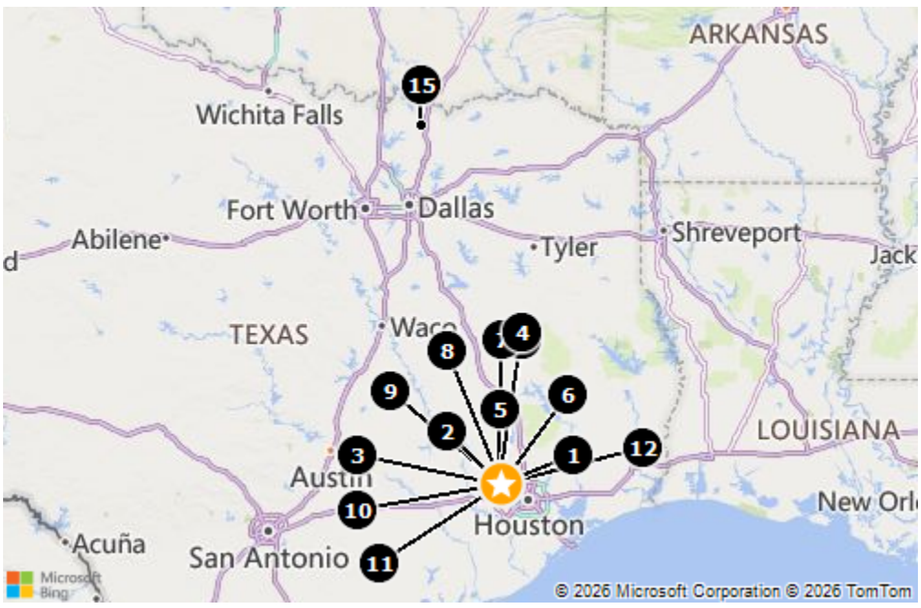
ICE SiteX Report

OrderID: 98012442

SiteX Property Information Report



Subject Property Location

11202 LEILA PARK CT, CYPRESS, TX 77433-5268

County:	**HARRIS TX**	Census Tract:	482015430.075015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1364030020012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$448,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$398,720 - $497,280	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	004 041 042 043
Assd Land Value:	$71,402	Market Land Value:	$71,402	Tax Year:	2024
Assd Improvement:	$342,594	Market Improvment Value:	$342,594	Total Taxable Value:	$3,234
Total Assessed Value:	$413,996	Total Assessor Market Value:	$413,996	Delinquent Year:	
				Tax Account ID:	136-403-002-0012
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: 2 Section: 26
Abbreviated Description: LT 12 BLK 2 CYPRESS CREEK LAKES SEC 26 R/P

Property Characteristics

Lot Size:	7,004 SF	Bedrooms:	4	Pool:	
Building Area:	2468 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/15/2026	Sales Price:	$374,099
Document #:	2026-284525 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/11/2025	Loan Amount:	N/A
Document #:	2025-360567 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 12 Block: 2 Subdivision: CYPRESS CREEK LAKES
City/Muni/Twp: CYPRESS

Mortgage Record

Recording Date:	11/08/2024	Loan Amount:	N/A
Document #:	2024-417384 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 12 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES
City/Muni/Twp: CYPRESS

Mortgage Record

Recording Date:	03/04/2024	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2024-74198 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 12 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES
City/Muni/Twp: CYPRESS

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	N/A
Document #:	2022-204990 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/11/2022		
Document Type:			

Legal Description:
Lot: 12 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES Map Ref: MF 673136&676094

Prior Transfer

Recording Date:	03/01/2017	Sales Price:	N/A
Document #:	20170086775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/24/2017		
Document Type:			

Legal Description:
Lot: 12 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES Map Ref: FILE 20150096691

Prior Transfer

Recording Date:	03/01/2017	Sales Price:	N/A
Document #:	20170086774 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/24/2017		
Document Type:			

Legal Description:
Lot: 12 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES Map Ref: FILE20150096691

Prior Transfer

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

Legal Description:
Lot: 12 Block: 2 Section: 26
Abbreviated Description: LT 12 BLK 2 CYPRESS CREEK LAKES SEC 26 R/P

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,373 SF	Median # of Baths	2
Median Living Area	2,370 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	7 years to 15 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**18418 CENTRAL CREEK DR** **CYPRESS, TX 77433-7239**	05/05/2026			2390	7/3/2	2019	5,436 SF	
		APN: 1394280020003 Document #: 2026-175467 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: BRIDGELAND LAKELAND HEIGHTS SEC 7 MapRef: MF 683697 Abbreviated Description: Lot:3 Block:2 Subdivision:BRIDGELAND LAKELAND HEIGHTS SEC 7 Map Ref:MF 683697								
2	.43Mi.	**18419 BLUE HOLLOW HEIGHTS DR** **CYPRESS, TX 77433-5311**	03/30/2026			2663	6/3/2	2017	6,046 SF	
		APN: 1359030030018 Document #: 2026-118528 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 3 Subdivision: BRIDGELAND LAKELAND HEIGHTS MapRef: MF 668204 Abbreviated Description: Lot:18 Block:3 Subdivision:BRIDGELAND LAKELAND HEIGHTS Map Ref:MF 668204								
3	.33Mi.	**18426 CENTRAL CREEK DR** **CYPRESS, TX 77433-7239**	03/25/2026			2370	7/4/2	2019	7,593 SF	
		APN: 1394280020001 Document #: 2026-111092 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Section: 7 Subdivision: BRIDGELAND LAKELAND HEIGHTS MapRef: MF 683697 Abbreviated Description: Lot:1 Block:2 Section:7 Subdivision:BRIDGELAND LAKELAND HEIGHTS Map Ref:MF 683697								
4	.18Mi.	**20606 KYNDALLS JOY CT** **CYPRESS, TX 77433-5272**	03/12/2026			2522	8/3/2	2017	10,515 SF	
		APN: 1364030030005 Document #: 2026-93300 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: CYPRESS CREEK LAKES SEC 26 REPLAT NO 1 MapRef: MF 676094 Abbreviated Description: Lot:5 Block:3 Subdivision:CYPRESS CREEK LAKES SEC 26 REPLAT NO 1 Map Ref:MF 676094								
5	.23Mi.	**10910 SARAH BLUFF LN** **CYPRESS, TX 77433-5274**	03/09/2026			3100	6/3/3	2015	6,761 SF	Yes
		APN: 1364030020058 Document #: 2026-88401 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 58 Block: 2 Section: 26 Subdivision: CYPRESS CREEK LAKES MapRef: MF 676094 Abbreviated Description: Lot:58 Block:2 Section:26 Subdivision:CYPRESS CREEK LAKES Map Ref:MF 676094								
6	.27Mi.	**20506 DUNCAN RUN LN** **CYPRESS, TX 77433-8903**	02/24/2026			2155	8/3/2	2016	6,499 SF	
		APN: 1374250010022 Document #: 2026-68475 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 1 Subdivision: CYPRESS CREEK LAKES Abbreviated Description: Lot:22 Block:1 Subdivision:CYPRESS CREEK LAKES								
7	.38Mi.	**18215 LONG KEY DR** **CYPRESS, TX 77433-3141**	11/18/2025			3392	8/4/3	2014	10,014 SF	Yes

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APN: 1312220140004 Document #: 2025-456212
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 14 Subdivision: LAKELAND HEIGHTS SEC 1 MapRef: MF 625203 Abbreviated Description: Lot:4 Block:14 Subdivision:LAKELAND HEIGHTS SEC 1 Map Ref:MF 625203

8	.22Mi.	**18131 MOONLIT RIVER DR** **CYPRESS, TX 77433-4744**	10/09/2025	1912	8/4/3	2016	2,805 SF	

APN: 1359600030009 Document #: 2025-402511
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: BRIDGELAND LAKELAND HEIGHTS SEC 9 MapRef: MF 669083 Abbreviated Description: Lot:9 Block:3 Subdivision:BRIDGELAND LAKELAND HEIGHTS SEC 9 Map Ref:MF 669083

9	.31Mi.	**20422 DUNCAN RUN LN** **CYPRESS, TX 77433-8904**	09/30/2025	2227	7/4/3	2016	6,499 SF	

APN: 1374250010028 Document #: 2025-388363
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 1 Subdivision: CYPRESS CREEK LAKES MapRef: MF 677147 Abbreviated Description: Lot:28 Block:1 Subdivision:CYPRESS CREEK LAKES Map Ref:MF 677147

10	.35Mi.	**16822 PAYNES CREEK DR** **CYPRESS, TX 77433-3400**	08/04/2025	2520	9/4/2	2011	6,373 SF	

APN: 1321300010002 Document #: 2025-304384
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: LAKELAND HEIGHTS Legal Unit: 3 MapRef: MF 633276 Abbreviated Description: Lot:2 Block:1 Subdivision:LAKELAND HEIGHTS Legal Unit:3 Map Ref:MF 633276

11	.22Mi.	**18135 MOONLIT RIVER DR** **CYPRESS, TX 77433-4744**	07/28/2025	2216	8/3/2	2016	2,849 SF	

APN: 1359600030008 Document #: 2025-293340
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: BRIDGELAND LAKELAND HEIGHTS Legal Unit: 9 MapRef: MF 669083 Abbreviated Description: Lot:8 Block:3 Subdivision:BRIDGELAND LAKELAND HEIGHTS Legal Unit:9 Map Ref:MF 669083

12	.31Mi.	**20406 CANDACE POINT CT** **CYPRESS, TX 77433-6918**	07/17/2025	2110	7/3/2	2017	6,251 SF	

APN: 1374250020011 Document #: 2025-278617
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: CYPRESS CREEK LAKES MapRef: MF 677147 Abbreviated Description: Lot:11 Block:2 Subdivision:CYPRESS CREEK LAKES Map Ref:MF 677147

13	.36Mi.	**16714 POPLAR BRANCH WAY** **CYPRESS, TX 77433-7253**	06/26/2025	2294	7/3/2	2019	3,498 SF	

APN: 1394290030008 Document #: 2025-245651
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: BRIDGELAND LAKELAND HEIGHTS MapRef: MF 683702 Abbreviated Description: Lot:8 Block:3 Subdivision:BRIDGELAND LAKELAND HEIGHTS Map Ref:MF 683702

14	.45Mi.	**18414 BLUE HOLLOW HEIGHTS DR** **CYPRESS, TX 77433-5310**	06/06/2025	1830	7/3/2	2018	5,689 SF	

APN: 1359030020013 Document #: 2025-218391
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: BRIDGELAND LAKELAND HEIGHTS SEC 6 MapRef: MF 668204 Abbreviated Description: Lot:13 Block:2 Subdivision:BRIDGELAND LAKELAND HEIGHTS SEC 6 Map Ref:MF 668204

15	.42Mi.	**20322 MONICA JOYCE LN** **CYPRESS, TX 77433-0144**	06/05/2025	3378	11/5/4	2017	9,357 SF	Yes

APN: 1371570010023 Document #: 2025-215998
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Section: 23 Subdivision: CYPRESS CREEK LAKES MapRef: MF 676098 Abbreviated Description: Lot:23 Block:1 Section:23 Subdivision:CYPRESS CREEK LAKES Map Ref:MF 676098

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.	**11202 LEILA PARK CT**		$413,996	$413,996	2,468	9/4/2	2016	7,004 SF	
.01Mi.	**11206 LEILA PARK CT**		$372,055	$372,055	2,094	7/4/2	2016	8,311 SF	
.02Mi.	**11063 WALTS RUN LN**		$470,585	$470,585	2,848	9/4/3	2016	11,469 SF	
.03Mi.	**11210 LEILA PARK CT**		$484,280	$484,280	3,160	10/5/4	2016	11,016 SF	
.03Mi.	**11062 WALTS RUN LN**		$448,539	$448,539	2,750	9/4/3	2016	7,810 SF	
.03Mi.	**11054 WALTS RUN LN**		$458,830	$458,830	3,006	7/3/2	2015	7,728 SF	
.03Mi.	**11067 WALTS RUN LN**		$470,880	$470,880	2,898	10/4/3	2016	7,388 SF	
.03Mi.	**11066 WALTS RUN LN**		$514,340	$514,340	3,350	9/4/3	2017	7,235 SF	
.03Mi.	**11203 LEILA PARK CT**		$444,808	$444,808	2,704	9/4/3	2017	6,913 SF	
.04Mi.	**11046 WALTS RUN LN**		$485,023	$485,023	3,199	7/4/3	2015	7,728 SF	
.04Mi.	**11214 LEILA PARK CT**		$379,786	$379,786	2,111	6/3/2	2016	11,583 SF	
.04Mi.	**11207 LEILA PARK CT**		$493,714	$493,714	2,953	8/4/3	2016	8,102 SF	
.04Mi.	**11071 WALTS RUN LN**		$446,603	$446,603	2,667	8/4/3	2016	8,830 SF	
.04Mi.	**11215 LEILA PARK CT**		$503,608	$503,608	3,199	7/4/3	2015	10,071 SF	
.04Mi.	**11211 LEILA PARK CT**		$440,180	$440,180	2,720	6/3/3	2015	9,474 SF	
.05Mi.	**11070 WALTS RUN LN**		$492,929	$492,929	3,133	9/4/3	2016	9,274 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	34.1 years old	Households:	35,014
Median Household Income:	$132,558	Households w/Family:	87%
Household Income Per Capita:	$47,125	Households w/Family Married:	74%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	52%

School District

School District Zone:	Cypress-Fairbanks Independent School District	Students:	117,927
Number of Schools:	94	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Rennell Elementary School** Number of Students: 1,260 Student-Teacher Ratio: 17.24	A+	Public	PK - 5
1.79Mi.	**Andre Elementary School** Number of Students: 1,014 Student-Teacher Ratio: 15.7	C	Public	PK - 5
0.33Mi.	**Warner Elementary School** Number of Students: 1,168 Student-Teacher Ratio: 17.49	A+	Public	PK - 5
0.18Mi.	**Cypress Ranch High School** Number of Students: 3,463 Student-Teacher Ratio: 17.15 Advanced Placement: Yes	A-	Public	9 - 12
0.18Mi.	**Smith Middle School** Number of Students: 1,091 Student-Teacher Ratio: 19.19	A+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	25%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	9%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	22%	SIGNIFICANTLY LOWER
OVERALL	14%	SIGNIFICANTLY 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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