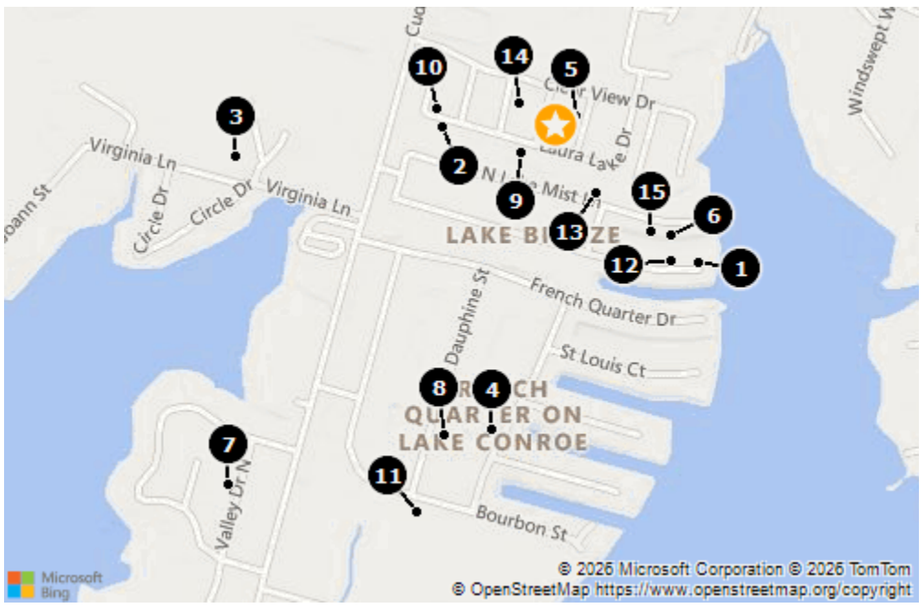
ICE SiteX Report

OrderID: 97841897

SiteX Property Information Report



Subject Property Location

11310 CORA LN, WILLIS, TX 77318-1114

County:	**MONTGOMERY TX**	Census Tract:	483396942.071000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3434-00-09600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	18	Common Confidence Score:	35
Value Range:	$239,440 - $344,560	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F01,GMO,HM1,JNH
Assd Land Value:	$47,611	Market Land Value:	$47,611	Tax Year:	2024
Assd Improvement:	$246,510	Market Improvment Value:	$246,510	Total Taxable Value:	$5,875
Total Assessed Value:	$294,121	Total Assessor Market Value:	$294,121	Delinquent Year:	
				Tax Account ID:	R494128
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 5 Subdivision: CLEAR VIEW ESTATES

Abbreviated Description:	S343400 - CLEAR VIEW ESTATES, BLOCK 5, LOT 5
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	6,104 SF	Bedrooms:		Pool:	
Building Area:	1675 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	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:	04/06/2026	Sales Price:	N/A
Document #:	2026033471 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/28/2022	Sales Price:	N/A
Document #:	2022139968 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/18/2022		
Document Type:			
Legal Description:			

Lot: 5 Block: 5 Subdivision: CLEAR VIEW ESTATES Map Ref: CAB Z SH 5836

Prior Transfer

Recording Date:	11/18/2022	Sales Price:	N/A
Document #:	2022139968 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 5 Block: 5 Subdivision: CLEAR VIEW ESTATES
Abbreviated Description: S343400 - CLEAR VIEW ESTATES, BLOCK 5, LOT 5
City/Muni/Twp: UNINCORPORATED AREA

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,499 SF	Median # of Baths	2
Median Living Area	2,208 SF	Median Year Built	2021
Price Range - 2 Yrs		Age Range	2 years to 48 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**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								
2	.16Mi.	**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								
3	.45Mi.	**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								
4	.44Mi.	**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								
5	.03Mi.	**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								
6	.22Mi.	**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								
7	.68Mi.	**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								
8	.46Mi.	**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								
9	.06Mi.	**13066 LAURA LAKE DR** **WILLIS, TX 77318-1120**	07/31/2025			3673	//3	1993	11,614 SF	
		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								
10	.17Mi.	**11008 ONDREA LN** **WILLIS, TX 77318-1107**	07/10/2025			1729	//2	2021	6,499 SF	
		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								
11	.57Mi.	**10843 BOURBON ST** **WILLIS, TX 77318-6506**	07/03/2025			3468	//4	2024	13,799 SF	
		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								
12	.25Mi.	**10712 S LAKE MIST LN** **WILLIS, TX 77318-5802**	06/23/2025			2388	//3	2024	5,888 SF	
		APN: 6545-02-03300 Document #: 2025061661 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 1 Section: 2 Subdivision: LAKE BREEZE MapRef: CAB Z SH 1065&1066 Abbreviated Description: Lot:33 Block:1 Section:2 Subdivision:LAKE BREEZE Map Ref:CAB Z SH 1065&1066								
13	.11Mi.	**11064 N LAKE MIST LN** **WILLIS, TX 77318-1309**	06/10/2025			1335	//2	2021	5,639 SF	

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APN: 6545-03-03300 Document #: 2025057754
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 1 Subdivision: LAKE BREEZE MapRef: CAB Z SH 6096 Abbreviated Description: Lot:33 Block:1 Subdivision:LAKE BREEZE Map Ref:CAB Z SH 6096

14	.06Mi.	**11216 DANNY LN** **WILLIS, TX 77318-1112**	04/29/2025	1530	//2	2023	5,931 SF

APN: 3434-00-08000 Document #: 2025041452
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: CLEAR VIEW ESTATES MapRef: CAB Z SH 5836 Abbreviated Description: Lot:2 Block:4 Subdivision:CLEAR VIEW ESTATES Map Ref:CAB Z SH 5836

15	.2Mi.	**11029 N LAKE MIST LN** **WILLIS, TX 77318-1309**	04/21/2025	2399	//3	2024	5,750 SF

APN: 6545-03-05600 Document #: 2025038082
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Block: 1 Section: 3 Subdivision: LAKE BREEZE MapRef: CAB Z SH 6096-6098 Abbreviated Description: Lot:56 Block:1 Section:3 Subdivision:LAKE BREEZE Map Ref:CAB Z SH 6096-6098

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.	**11310 CORA LN**	**11/18/2022**	$294,121	$294,121	1,675	//2	2022	6,104 SF	
.01Mi.	**11314 CORA LN**	**08/18/2023**	$273,817	$273,817	2,008	//2	2022	5,940 SF	
.01Mi.	**11306 CORA LN**	**11/04/2022**	$298,780	$298,780	1,735	//2	2022	6,099 SF	
.02Mi.	**11318 CORA LN**	**08/18/2023**	$245,000	$245,000	1,743	//2	2022	6,022 SF	
.02Mi.	**11302 CORA LN**	**04/10/2023**	$371,252	$371,252	2,870	//3	2022	8,236 SF	
.02Mi.	**11409 NATALIA LN**	**01/27/2022**	$302,098	$302,098	2,107	//2	2021	6,188 SF	
.02Mi.	**11413 NATALIA LN**	**01/25/2022**	$258,384	$258,384	1,577	//2	2021	5,956 SF	
.03Mi.	**11322 CORA LN**	**12/22/2022**	$376,686	$376,686	2,556	//3	2022	5,880 SF	
.03Mi.	**11417 NATALIA LN**	**01/21/2022**	$274,458	$274,458	1,756	//2	2021	6,038 SF	
.03Mi.	**11401 NATALIA LN**	**01/15/2022**	$316,777	$316,777	1,984	//2	2021	8,235 SF	
.03Mi.	**11311 CORA LN**	**06/24/2024**	$391,795	$391,795	2,714	//2	2022	6,128 SF	
.03Mi.	**11315 CORA LN**	**12/20/2024**	$236,922	$236,922	1,504	//2	2023	6,000 SF	
.04Mi.	**11307 CORA LN**	**08/18/2022**	$321,225	$321,225	1,946	//2	2022	5,935 SF	
.04Mi.	**11421 NATALIA LN**	**07/11/2023**	$349,235	$349,235	2,831	//3	2022	6,099 SF	
.04Mi.	**11319 CORA LN**	**10/30/2024**	$237,140	$237,140	1,504	//2	2023	6,028 SF	
.04Mi.	**11326 CORA LN**	**09/14/2022**	$369,933	$369,933	2,863	//3	2022	8,400 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+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.41Mi.	**Willis High School**	C	Public	9 - 12

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Number of Students: 2,809
Student-Teacher Ratio: 19.64
Advanced Placement: Yes

3.21Mi.	**Brabham Middle School** Number of Students: 1,179 Student-Teacher Ratio: 18.73	C	Public	6 - 8
4.18Mi.	**Roark Early Education Center** Number of Students: 348 Student-Teacher Ratio: 21.75	NA	Public	EE - PK

Flood Report

The Subject Property of **11310 CORA LN, WILLIS, TX 77318-1114** 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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