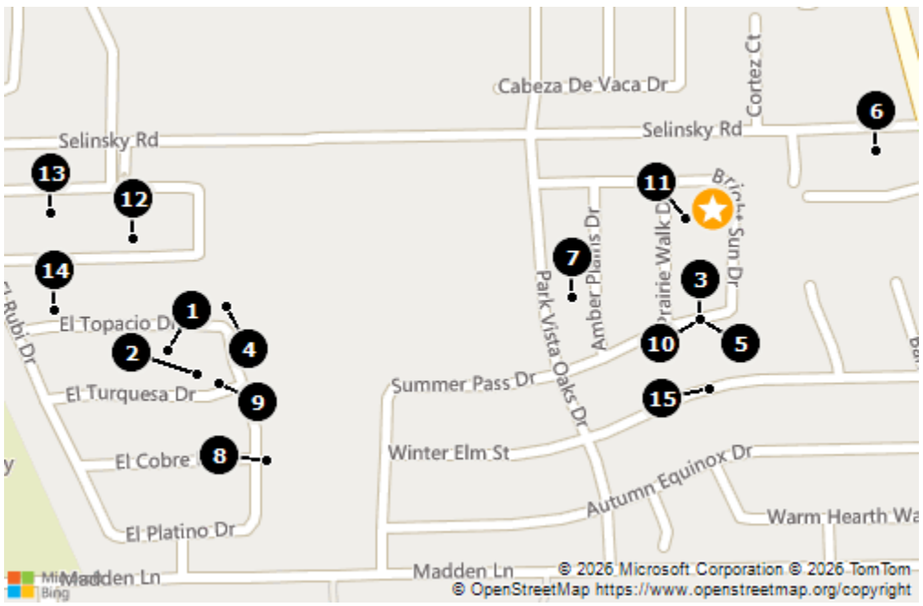
ICE SiteX Report

OrderID: 98722699

SiteX Property Information Report



Subject Property Location

11404 BRIGHT SUN DR, HOUSTON, TX 77048-1432

County:	**HARRIS TX**	Census Tract:	482013316.021001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1447310020020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$266,630 - $319,370	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$29,232	Market Land Value:	$29,232	Tax Year:	2026
Assd Improvement:	$267,407	Market Improvment Value:	$267,407	Total Taxable Value:	$403
Total Assessed Value:	$296,639	Total Assessor Market Value:	$296,639	Delinquent Year:	
				Tax Account ID:	144-731-002-0020
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 2 Section: 1 District: 061

Abbreviated Description:	LT 20 BLK 2 PARK VISTA AT EL TESORO SEC 1
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	4,199 SF	Bedrooms:	3	Pool:	
Building Area:	1996 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
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:	10/17/2025	Sales Price:	$285,917
Document #:	2025-413654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/01/2023	Sales Price:	N/A
Document #:	2023-337121 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2023		
Document Type:			

Legal Description:

Lot: 20 Block: 2 Subdivision: PARK VISTA AT EL TOSORO SEC 1 Map Ref: MF 695722

Prior Transfer

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

Legal Description:

Lot: 20 Block: 2 Section: 1 District: 061
Abbreviated Description: LT 20 BLK 2 PARK VISTA AT EL TESORO SEC 1
City/Muni/Twp: CITY OF HOUSTON

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	4,347 SF	Median # of Baths	2
Median Living Area	1,630 SF	Median Year Built	2019
Price Range - 2 Yrs		Age Range	1 years to 76 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**6242 EL TOPACIO DR** **HOUSTON, TX 77048-1096**	10/02/2026			1653	6/3/2	2019	4,138 SF	
		APN: 1278170110010 Document #: 2026-400343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 5 Subdivision: EL TESORO SECTION 2 REPLAT NO 1 AND EXTENSION MapRef: MF 686769 Abbreviated Description: Lot:10 Block:5 Subdivision:EL TESORO SECTION 2 REPLAT NO 1 AND EXTENSION Map Ref:MF 686769								
2	.38Mi.	**6255 EL TURQUESA DR** **HOUSTON, TX 77048-1095**	06/30/2026			1348	6/3/2	2019	4,138 SF	
		APN: 1278170110020 Document #: 2026-261576 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 5 Subdivision: EL TESORO SEC 2 MapRef: MF 686769 Abbreviated Description: Lot:20 Block:5 Subdivision:EL TESORO SEC 2 Map Ref:MF 686769								
3	.18Mi.	**6426 SUMMER PASS DR** **HOUSTON, TX 77048-4313**	05/28/2026			1540	6/3/2	2024	4,866 SF	
		APN: 1475800030013 Document #: 2026-208793 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: PARK VISTA AT EL TESORO SEC 2 MapRef: MF 707268 Abbreviated Description: Lot:13 Block:3 Subdivision:PARK VISTA AT EL TESORO SEC 2 Map Ref:MF 707268								
4	.38Mi.	**6259 EL TOPACIO DR** **HOUSTON, TX 77048-1097**	05/11/2026			2057	7/4/2	2019	4,138 SF	
		APN: 1278170100028 Document #: 2026-182917 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 4 Subdivision: EL TESORO SEC 2 REPLAT NO 1 AND EXTENSION MapRef: MF 686769 Abbreviated Description: Lot:28 Block:4 Subdivision:EL TESORO SEC 2 REPLAT NO 1 AND EXTENSION Map Ref:MF 686769								
5	.22Mi.	**6416 SUMMER PASS DR** **HOUSTON, TX 77048-4313**	04/21/2026			1076	5/3/2	2024	4,199 SF	
		APN: 1475800030008 Document #: 2026-152551 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: PARK VISTA AT EL TESORO SEC 2 Phase No: 2 MapRef: MF 707268 Abbreviated Description: Lot:8 Block:3 Subdivision:PARK VISTA AT EL TESORO SEC 2 Phase No:2 Map Ref:MF 707268								
6	.12Mi.	**6716 SELINSKY RD** **HOUSTON, TX 77048-2205**	04/02/2026			840	4/2/1	1950	7,000 SF	
		APN: 0965580000006 Document #: 2026-126354 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WEBER SUBDIVISION Abbreviated Description: Lot:6 Subdivision:WEBER SUBDIVISION City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
7	.12Mi.	**11420 AMBER PLAINS DR** **HOUSTON, TX 77048-1434**	02/18/2026			1091	6/3/2	2023	4,648 SF	
		APN: 1447310040010 Document #: 2026-60145 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: PARK VISTA AT EL TESORO SEC 1 MapRef: MF 695722 Abbreviated Description: Lot:10 Block:4 Subdivision:PARK VISTA AT EL TESORO SEC 1 Map Ref:MF 695722								
8	.35Mi.	**11651 EL AMBAR DR** **HOUSTON, TX 77048-1409**	12/23/2025			1969	6/3/2	2020	4,347 SF	
		APN: 1406280050014 Document #: 2025-504465 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: EL TESORO MapRef: MF 687683 Abbreviated Description: Lot:14 Block:5 Subdivision:EL TESORO Map Ref:MF 687683								
9	.37Mi.	**6263 EL TURQUESA DR** **HOUSTON, TX 77048-1095**	12/22/2025			2453	7/4/2	2019	5,415 SF	
		APN: 1278170110018 Document #: 2025-503513 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: EL TESORO SEC 2 REPLAT NO 1 AND EXTENSION MapRef: MF 686769 Abbreviated Description: Lot:18 Block:5 Subdivision:EL TESORO SEC 2 REPLAT NO 1 AND EXTENSION Map Ref:MF 686769								
10	.19Mi.	**6417 SUMMER PASS DR** **HOUSTON, TX 77048-4313**	12/10/2025			1630	6/3/2	2024	4,678 SF	
		APN: 1475800010008 Document #: 2025-486080 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: PARK VISTA AT EL TESORO SEC 2 MapRef: MF 707268 Abbreviated Description: Lot:8 Block:1 Subdivision:PARK VISTA AT EL TESORO SEC 2 Map Ref:MF 707268								
11	.02Mi.	**11407 PRAIRIE WALK DR** **HOUSTON, TX 77048-1433**	10/13/2025			2391	6/4/2	2023	4,199 SF	
		APN: 1447310020003 Document #: 2025-405026 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: PARK VISTA AT EL TESORO SEC 1 MapRef: MF 695722 Abbreviated Description: Lot:3 Block:2 Subdivision:PARK VISTA AT EL TESORO SEC 1 Map Ref:MF 695722								
12	.42Mi.	**6239 EL ORO DR** **HOUSTON, TX 77048-4069**	09/29/2025			1342	6/3/2	2019	4,312 SF	
		APN: 1278170080010 Document #: 2025-385721 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Section: 2 Subdivision: EL TESORO MapRef: MF 686789 Abbreviated Description: Lot:10 Block:2 Section:2 Subdivision:EL TESORO Map Ref:MF 686789								
13	.47Mi.	**6214 EL GRANATE DR**	09/22/2025			1824	7/4/2	2014	5,175 SF	

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		HOUSTON, TX 77048-4074						
	APN: 1274450040004 Document #: 2025-376451							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 4 Block: 4 Subdivision: EL TESORO SECTION ONE 1 Abbreviated Description: Lot:4 Block:4 Subdivision:EL TESORO SECTION ONE 1							
14	.47Mi.	**6211 EL TOPACIO DR**	08/27/2025	1653	6/3/2	2019	4,138 SF	
		HOUSTON, TX 77048-1097						
	APN: 1278170100016 Document #: 2025-338154							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 16 Block: 4 Section: 2 Subdivision: EL TESORO MapRef: MF 68669 Abbreviated Description: Lot:16 Block:4 Section:2 Subdivision:EL TESORO Map Ref:MF 68669							
15	.2Mi.	**6427 WINTER ELM ST**	07/08/2025	1630	6/3/2	2025	4,887 SF	
		HOUSTON, TX 77048-4314						
	APN: 1475800030015 Document #: 2025-263033							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 15 Block: 3 Subdivision: PARK VISTA AT EL TESORO SEC 2 MapRef: MF 707268 Abbreviated Description: Lot:15 Block:3 Subdivision:PARK VISTA AT EL TESORO SEC 2 Map Ref:MF 707268							

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.	**11404 BRIGHT SUN DR**		$296,639	$296,639	1,996	6/3/2	2023	4,199 SF	
.01Mi.	**11406 BRIGHT SUN DR**		$235,927	$235,927	1,277	6/3/2	2023	4,199 SF	
.01Mi.	**11402 BRIGHT SUN DR**		$335,067	$335,067	2,391	6/4/2	2023	6,286 SF	
.02Mi.	**11408 BRIGHT SUN DR**		$229,765	$229,765	1,091	6/3/2	2023	4,199 SF	
.02Mi.	**11405 PRAIRIE WALK DR**		$217,053	$217,053	1,120	6/3/2	2023	4,199 SF	
.02Mi.	**11407 PRAIRIE WALK DR**		$333,166	$333,166	2,391	6/4/2	2023	4,199 SF	
.02Mi.	**11403 PRAIRIE WALK DR**		$236,798	$236,798	1,277	6/3/2	2023	5,171 SF	
.02Mi.	**11410 BRIGHT SUN DR**		$219,151	$219,151	1,091	6/3/2	2023	4,199 SF	
.02Mi.	**11409 PRAIRIE WALK DR**		$237,233	$237,233	1,277	6/3/2	2023	4,199 SF	
.03Mi.	**11411 PRAIRIE WALK DR**		$267,980	$267,980	1,579	6/3/2	2023	4,199 SF	
.03Mi.	**11412 BRIGHT SUN DR**		$269,286	$269,286	1,579	6/3/2	2023	4,199 SF	
.03Mi.	**11409 BRIGHT SUN DR**		$238,600	$238,600	1,306	6/3/2	2023	4,600 SF	
.03Mi.	**11407 BRIGHT SUN DR**		$280,499	$280,499	1,680	6/3/2	2023	4,600 SF	
.03Mi.	**11411 BRIGHT SUN DR**		$269,862	$269,862	1,579	6/3/2	2023	4,600 SF	
.03Mi.	**11405 BRIGHT SUN DR**		$223,854	$223,854	1,091	6/3/2	2024	4,256 SF	
.03Mi.	**11413 PRAIRIE WALK DR**		$230,615	$230,615	1,248	6/3/2	2023	4,199 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

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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

No alerts noted

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