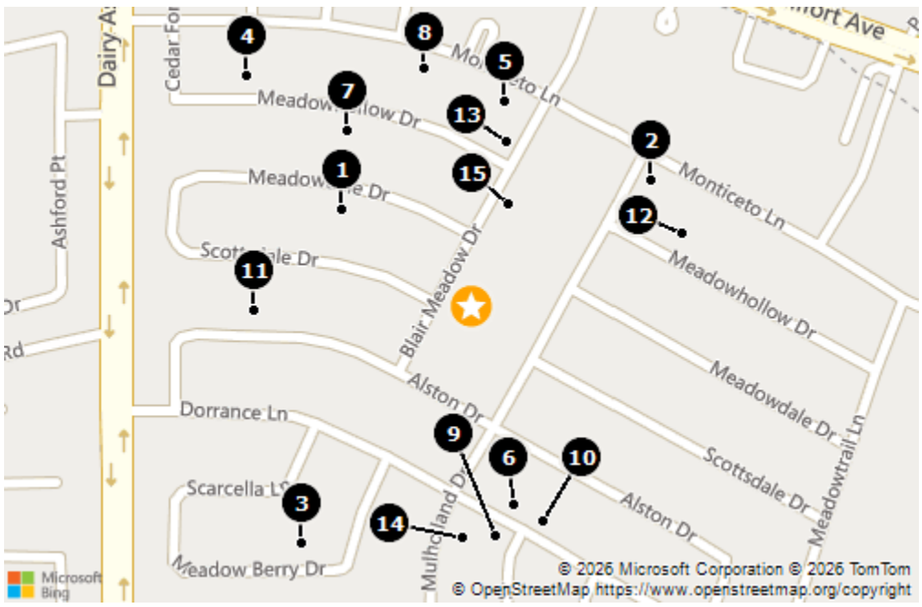
ICE SiteX Report

OrderID: 98688958

SiteX Property Information Report



Subject Property Location

11847 BLAIR MEADOW DR, MEADOWS PLACE, TX 77477-1444

County:	**FORT BEND TX**	Census Tract:	481576719.003001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4950-04-028-2100-907	Thomas Bros Pg-Grid:	

Valuation

Value:	**$285,000**	FSD:	12	Common Confidence Score:	52
Value Range:	$250,800 - $319,200	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	S07 C08 G01 D01
Assd Land Value:	$45,630	Market Land Value:	$45,630	Tax Year:	2025
Assd Improvement:	$212,679	Market Improvment Value:	$212,679	Total Taxable Value:	$3,950
Total Assessed Value:	$258,309	Total Assessor Market Value:	$258,309	Delinquent Year:	
				Tax Account ID:	R81957
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 21 Block: 28 Section: 4 Subdivision: MEADOWS SEC 4 Map Ref: MAP: A-056-C

Abbreviated Description:	THE MEADOWS SEC 4, BLOCK 28, LOT 21
City/Muni/Twp:	CITY OF MEADOWS PLACE

Property Characteristics

Lot Size:	12,126 SF	Bedrooms:	4	Pool:	
Building Area:	1937 SF	Baths:	2	Fireplace:	Yes
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Wood Shake
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/21/2025	Loan Amount:	N/A
Document #:	2025086211 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: MEADOWS

Mortgage Record

Recording Date:	05/02/2024	Loan Amount:	N/A
Document #:	2024040888 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 2 Block: 28 Section: 4 Subdivision: THE MEADOWS

Prior Transfer

Recording Date:	12/15/2023	Sales Price:	$191,369
Document #:	2023119185 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/06/2023	Loan Amount:	N/A

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Document #:	2023116014 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: THE MEADOWS

Prior Transfer

Recording Date:	09/28/2017	Sales Price:	N/A
Document #:	2017106353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/26/2017	Sales Price:	N/A
Document #:	2017105147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/2017		
Document Type:			

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: THE MEADOWS Map Ref: VOL11 PG4

Prior Transfer

Recording Date:	09/25/2017	Sales Price:	N/A
Document #:	2017105147 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: MEADOWS SEC 4 Map Ref: MAP: A-056-C
Abbreviated Description: THE MEADOWS SEC 4, BLOCK 28, LOT 21
City/Muni/Twp: CITY OF MEADOWS PLACE

Prior Transfer

Recording Date:	01/09/2013	Sales Price:	N/A
Document #:	2013003450 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/2012		
Document Type:			

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: THE MEADOWS Map Ref: MB11 PG4

Prior Transfer

Recording Date:	01/09/2013	Sales Price:	N/A
Document #:	2013003449 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2012		
Document Type:			

Legal Description:
Lot: 21 Block: 28 Section: 4 Subdivision: MEADOWS Map Ref: MB11 PG4

Mortgage Record

Recording Date:	04/29/1999	Loan Amount:	N/A
Document #:	FBC1999035731 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2009	Type Finance:	

Legal Description:
Lot: 21 Block: 28 Subdivision: THE MEADOWS SECTION 4

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,683 SF	Median # of Baths	2
Median Living Area	1,884 SF	Median Year Built	1974
Price Range - 2 Yrs		Age Range	51 years to 53 years
Median Value		Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**12231 MEADOWDALE DR** **MEADOWS PLACE, TX 77477-1422**	08/26/2026			1586	/3/2	1974	8,022 SF	
		APN: 4950-04-032-0900-907 Document #: 2026089597 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 32 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:9 Block:32 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4								
2	.15Mi.	**12139 MONTICETO LN** **MEADOWS PLACE, TX 77477-1524**	08/07/2026			2794	/5/3	1973	7,772 SF	Yes
		APN: 4950-03-023-1600-907 Document #: 2026082781 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 23 Section: 3 Subdivision: MEADOWS MapRef: VOL 9 PG 1 Abbreviated Description: Lot:16 Block:23 Section:3 Subdivision:MEADOWS Map Ref:VOL 9 PG 1								
3	.21Mi.	**12214 MEADOW BERRY DR** **MEADOWS PLACE, TX 77477-1606**	07/16/2026			1592	/3/2	1974	8,570 SF	
		APN: 4950-04-035-1700-907 Document #: 2026073573 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 35 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:17 Block:35 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4								
4	.23Mi.	**12314 MEADOWHOLLOW DR** **MEADOWS PLACE, TX 77477-1429**	07/02/2026			1884	/3/2	1975	7,448 SF	
		APN: 4950-04-031-3600-907 Document #: 2026068511 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 31 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:36 Block:31 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4								
5	.15Mi.	**12219 MONTICETO LN**	07/01/2026			1919	/3/2	1974	7,556 SF	

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MEADOWS PLACE, TX 77477-1430
APN: 4950-04-031-1900-907 Document #: 2026067461
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 31 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:19 Block:31 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

6	.14Mi.	**12122 DORRANCE LN**	06/08/2026	1828	/3/2	1974	7,598 SF	

MEADOWS PLACE, TX 77477-1510
APN: 4950-04-029-2700-907 Document #: 2026058313
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 29 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:27 Block:29 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

7	.15Mi.	**12239 MEADOWHOLLOW DR**	05/26/2026	1841	/3/2	1974	7,126 SF	

MEADOWS PLACE, TX 77477-1426
APN: 4950-04-033-1500-907 Document #: 2026052250
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 33 Section: 4 Subdivision: MEADOWS MapRef: MB 11 PG 4 Abbreviated Description: Block:33 Section:4 Subdivision:MEADOWS Map Ref:MB 11 PG 4Abbreviated Description:LOT: PORTION OF LOT 15

8	.17Mi.	**12239 MONTICETO LN**	03/20/2026	2163	/3/2	1974	8,047 SF	Yes

MEADOWS PLACE, TX 77477-1430
APN: 4950-04-031-1400-907 Document #: 2026027281
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 31 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:14 Block:31 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

9	.16Mi.	**12002 STURDIVANT ST**	03/11/2026	2105	/3/2	1974	8,370 SF	

MEADOWS PLACE, TX 77477-1625
APN: 4950-04-038-3100-907 Document #: 2026023719
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 38 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:31 Block:38 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

10	.16Mi.	**12114 DORRANCE LN**	02/06/2026	1824	/3/2	1974	7,683 SF	

MEADOWS PLACE, TX 77477-1510
APN: 4950-04-029-2500-907 Document #: 2026011823
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 29 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:25 Block:29 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

11	.15Mi.	**12310 ALSTON DR**	11/03/2025	2079	/3/2	1974	7,584 SF	

MEADOWS PLACE, TX 77477-1404
APN: 4950-04-033-7000-907 Document #: 2025113983
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 70 Block: 33 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:70 Block:33 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

12	.16Mi.	**12118 MEADOWHOLLOW DR**	09/02/2025	1824	/3/2	1973	7,632 SF	

MEADOWS PLACE, TX 77477-1518
APN: 4950-03-023-2000-907 Document #: 2025089991
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 23 Section: 3 Subdivision: MEADOWS MapRef: VOL 9 PG 1 Abbreviated Description: Lot:20 Block:23 Section:3 Subdivision:MEADOWS Map Ref:VOL 9 PG 1

13	.12Mi.	**12202 MEADOWHOLLOW DR**	08/26/2025	2042	/2/2	1975	7,758 SF	

MEADOWS PLACE, TX 77477-1427
APN: 4950-04-031-2100-907 Document #: 2025087909
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 31 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:21 Block:31 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

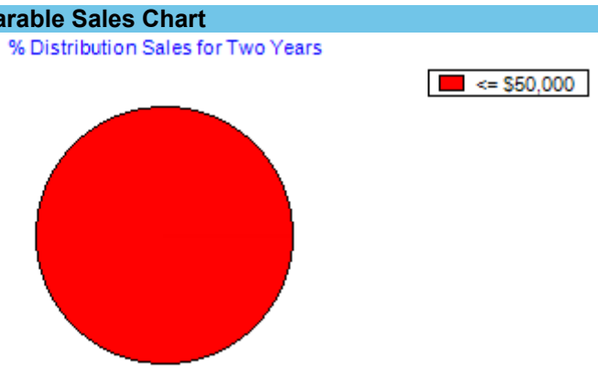
14	.16Mi.	**12007 MULHOLLAND DR**	08/19/2025	1824	/3/2	1974	7,516 SF	

MEADOWS PLACE, TX 77477-1620
APN: 4950-04-038-0200-907 Document #: 2025085353
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 38 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:2 Block:38 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

15	.08Mi.	**11823 BLAIR MEADOW DR**	08/06/2025	2182	/2/2	1974	11,394 SF	

MEADOWS PLACE, TX 77477-1444
APN: 4950-04-028-2700-907 Document #: 2025080341
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 28 Section: 4 Subdivision: MEADOWS MapRef: VOL 11 PG 4 Abbreviated Description: Lot:27 Block:28 Section:4 Subdivision:MEADOWS Map Ref:VOL 11 PG 4

Comparable Sales Chart



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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.	**11847 BLAIR MEADOW DR**	**09/25/2017**	$258,309	$258,309	1,937	/4/2	1974	12,126 SF	
.01Mi.	**11843 BLAIR MEADOW DR**	**03/02/2021**	$237,013	$237,013	1,586	/3/2	1974	11,799 SF	
.01Mi.	**11903 BLAIR MEADOW DR**		$262,940	$262,940	1,937	/3/2	1974	12,507 SF	
.03Mi.	**11839 BLAIR MEADOW DR**	**07/06/2021**	$225,500	$225,500	1,692	/3/2	1974	11,705 SF	
.03Mi.	**11907 BLAIR MEADOW DR**	**08/12/1987**	$43,875	$43,875	2,144	//2	1975	11,336 SF	
.03Mi.	**11846 MULHOLLAND DR**		$267,239	$267,239	2,015	/3/2	1973	12,008 SF	
.04Mi.	**11842 MULHOLLAND DR**	**09/14/1986**	$263,600	$263,600	1,786	/3/2	1973	11,946 SF	Yes
.04Mi.	**11902 MULHOLLAND DR**	**05/24/1996**	$245,800	$245,800	1,824	8/3/2	1973	12,291 SF	
.04Mi.	**12202 SCOTTSDALE DR**	**06/01/2021**	$280,912	$280,912	2,029	/3/2	1976	9,138 SF	
.04Mi.	**11835 BLAIR MEADOW DR**	**02/06/2004**	$257,218	$257,218	1,873	9/4/2	1974	11,760 SF	Yes
.04Mi.	**11911 BLAIR MEADOW DR**		$275,108	$275,108	2,212	/3/2	1974	12,114 SF	
.04Mi.	**11838 MULHOLLAND DR**	**07/28/2021**	$231,900	$231,900	1,792	/3/2	1973	11,550 SF	
.04Mi.	**11906 MULHOLLAND DR**	**01/18/2017**	$228,000	$228,000	1,637	/3/2	1973	11,782 SF	
.04Mi.	**12203 SCOTTSDALE DR**	**05/21/2021**	$261,979	$261,979	2,110	/4/2	1975	8,476 SF	
.05Mi.	**12203 MEADOWDALE DR**	**01/29/2010**	$250,344	$250,344	1,924	/3/2	1974	8,819 SF	
.05Mi.	**12206 SCOTTSDALE DR**	**10/12/2020**	$328,800	$273,920	1,733	/3/2	1976	9,369 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	37.5 years old	Households:	15,797
Median Household Income:	$70,216	Households w/Family:	65%
Household Income Per Capita:	$36,039	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Fort Bend Independent School District	Students:	79,663
Number of Schools:	83	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.16Mi.	**Hunters Glen Elementary School** Number of Students: 249 Student-Teacher Ratio: 12.52	C	Public	2 - 5
6.99Mi.	**Lantern Lane Elementary School** Number of Students: 434 Student-Teacher Ratio: 13.64	D	Public	PK - 5
6.17Mi.	**Mission West Elementary School** Number of Students: 513 Student-Teacher Ratio: 12.79	B	Public	PK - 5
9.25Mi.	**Ridgemont Elementary School** Number of Students: 337 Student-Teacher Ratio: 10.89	D	Public	2 - 5
4.03Mi.	**Highlands Elementary School** Number of Students: 541 Student-Teacher Ratio: 13.57	A	Public	PK - 5
5.57Mi.	**Colony Meadows Elementary School** Number of Students: 653 Student-Teacher Ratio: 17	A+	Public	PK - 5
2.32Mi.	**Dulles Middle School** Number of Students: 1,254 Student-Teacher Ratio: 15.97	A-	Public	6 - 8
0.85Mi.	**Barrington Place Elementary School** Number of Students: 424 Student-Teacher Ratio: 13.68	B+	Public	PK - 5
5.41Mi.	**Settlers Way Elementary School** Number of Students: 698 Student-Teacher Ratio: 14.99	A	Public	PK - 5
0.33Mi.	**Meadows Elementary School** Number of Students: 425 Student-Teacher Ratio: 13.96	B-	Public	PK - 5
2.52Mi.	**Dulles High School**	A-	Public	9 - 12

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Number of Students: 2,165
Student-Teacher Ratio: 17.71
Advanced Placement: Yes

4.51Mi.	**Dr. Lynn Armstrong Elementary School** Number of Students: 517 Student-Teacher Ratio: 13.04	D	Public	PK - 5
9.80Mi.	**Rosa Parks Elementary School** Number of Students: 648 Student-Teacher Ratio: 14.76	D	Public	PK - 5
7.82Mi.	**Juan Seguin Elementary School** Number of Students: 901 Student-Teacher Ratio: 16.62	C+	Public	PK - 5
2.46Mi.	**Townewest Elementary School** Number of Students: 462 Student-Teacher Ratio: 12.07	D+	Public	PK - 5
4.29Mi.	**E.A. Jones Elementary School** Number of Students: 536 Student-Teacher Ratio: 13.39	D+	Public	EE - 5
8.78Mi.	**Pecan Grove Elementary School** Number of Students: 639 Student-Teacher Ratio: 17.53	B+	Public	PK - 5
14.35Mi.	**Heritage Rose Elementary School** Number of Students: 1,245 Student-Teacher Ratio: 15.54	D	Public	PK - 5
5.09Mi.	**Mary Austin Holley Elementary School** Number of Students: 648 Student-Teacher Ratio: 13.45	C+	Public	EE - 5
8.15Mi.	**Ridgegate Elementary School** Number of Students: 432 Student-Teacher Ratio: 12.18	D+	Public	KG - 5
3.05Mi.	**Rita Drabek Elementary School** Number of Students: 591 Student-Teacher Ratio: 14.39	B+	Public	PK - 5
5.21Mi.	**Quail Valley Elementary School** Number of Students: 584 Student-Teacher Ratio: 13.83	C	Public	PK - 5

Flood Report

The Subject Property of **11847 BLAIR MEADOW DR, MEADOWS PLACE, TX 77477-1444** 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	149%	NOTABLY HIGHER
BURGLARY	164%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	134%	NOTABLY HIGHER

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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