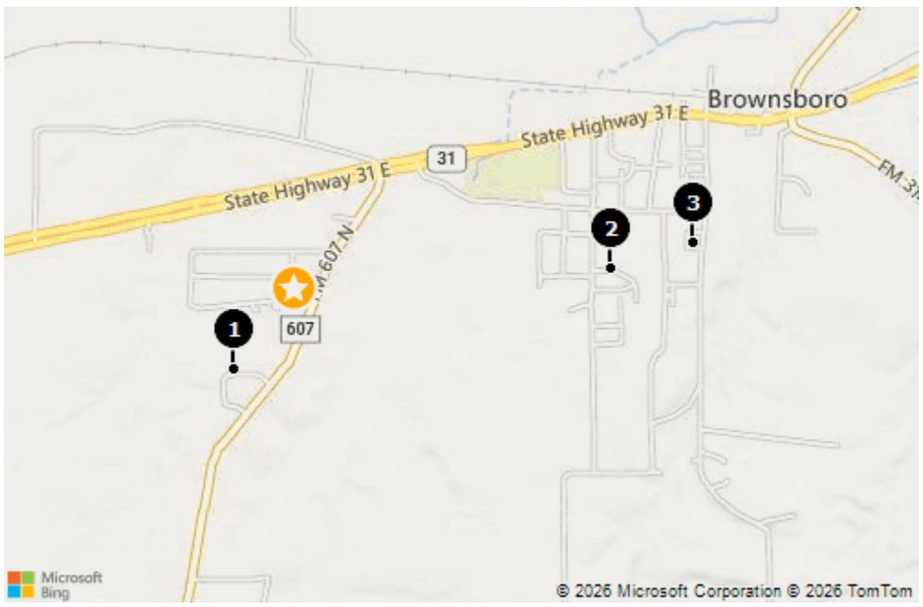
ICE SiteX Report

OrderID: 98378776

SiteX Property Information Report



Subject Property Location

11848 MEADOW CREEK DR, BROWNSBORO, TX 75756-6790

County:	**HENDERSON TX**	Census Tract:	482139502.022001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3522-0000-0470-11	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$251,870 - $314,130	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	BC,BR,ES5,HC,HE
Assd Land Value:	$1,500	Market Land Value:	$1,500	Tax Year:	2025
Assd Improvement:	$265,837	Market Improvment Value:	$265,837	Total Taxable Value:	$3,478
Total Assessed Value:	$267,337	Total Assessor Market Value:	$267,337	Delinquent Year:	
				Tax Account ID:	305118
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 47 Subdivision: MEADOW CREEK (93) Tract No: 22
Abbreviated Description: TR 22 AB 298 C HOPFELDT SUR, MEADOW CREEK LT 47, E/313, (RE: TR 22)

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1657 SF	Baths:		Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/31/2025	Sales Price:	N/A
Document #:	2025-00004301 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	2024-00013418 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			

Lot: 47 Subdivision: MEADOW CREEK

Prior Transfer

Recording Date:	01/27/2023	Sales Price:	N/A
Document #:	2023-00001229 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	2022-00016100 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	08/15/2022	Sales Price:	N/A
Document #:	2022-00015362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2022		
Document Type:			

Legal Description:
Lot: 47 Subdivision: MEADOW CREEK Map Ref: CAB E SL 313

Prior Transfer

Recording Date:	08/13/2021	Sales Price:	$162,418
Document #:	2021-00015515 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/30/2021	Loan Amount:	N/A
Document #:	2021-00014506 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 47 Subdivision: THE MEADOW CREEK SUBDIVSIION

Prior Transfer

Recording Date:	05/26/2016	Sales Price:	N/A
Document #:	2016-00007054 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2016	Sales Price:	N/A
Document #:	2016-00006306 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/09/2016		
Document Type:			

Legal Description:
Lot: 47 Subdivision: MEADOW CREEK Map Ref: CAB E SL313

Prior Transfer

Recording Date:	04/02/2015	Sales Price:	N/A
Document #:	2015-00004433 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/2015		
Document Type:			

Legal Description:
Lot: 47 Subdivision: MEADOW CREEK Map Ref: CAB E SL313

Prior Transfer

Recording Date:	08/23/2011	Sales Price:	N/A
Document #:	2011-00011141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2011		
Document Type:			

Legal Description:
Lot: 47 Subdivision: MEADOW CREEK Map Ref: CAB E SL313

Prior Transfer

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

Legal Description:
Lot: 47 Subdivision: MEADOW CREEK (93) Tract No: 22
Abbreviated Description: TR 22 AB 298 C HOPFELDT SUR, MEADOW CREEK LT 47, E/313, (RE: TR 22)

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	15,682 SF	Median # of Baths	
Median Living Area	1,597 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	21 years to 47 years
Median Value		Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**13127 COUNTY ROAD 3604** **BROWNSBORO, TX 75756-6050**	10/03/2025			1597	//2	1979	23,958 SF	
		APN: 2358-0000-0070-10 Document #: 2025-00014239 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: CHRISTIAN HOPFIELD SURVEY Abbreviated Description: Subdivision:CHRISTIAN HOPFIELD SURVEY								
2	.87Mi.	**14125 LONE PINE ST** **BROWNSBORO, TX 75756-6765**	08/28/2025			1681	//	2005	15,682 SF	
		APN: 4224-0001-0030-11 Document #: 2025-00012411 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3AND 4 Block: 1 Subdivision: STONE HILL PHASE I MapRef: CAB E SL 244 Abbreviated Description: Lot:3AND 4 Block:1 Subdivision:STONE HILL PHASE I Map Ref:CAB E SL 244								
3	1.11Mi.	**14410 BOARDWALK ST** **BROWNSBORO, TX 75756-6183**	05/23/2025			1474	//	2004	1 SF	
		APN: 4222-0000-0070-11 Document #: 2025-00007215 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 7 Subdivision: STUART GARDENS MapRef: CAB E SL 71 Abbreviated Description: Lot:7 Subdivision:STUART GARDENS Map Ref:CAB E SL 71

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.	**11848 MEADOW CREEK DR**		$267,337	$267,337	1,657		2007	1 SF	
.02Mi.	**11866 MEADOW CREEK DR**	**04/21/2022**	$351,542	$351,542	1,677		2021	1 SF	
.02Mi.	**11830 MEADOW CREEK DR**	**04/21/2022**	$366,273	$366,273	1,692		2021	1 SF	
.04Mi.	**11880 MEADOW CREEK DR**	**02/25/2022**	$348,450	$348,450	1,708		2023	1 SF	
.04Mi.	**11802 MEADOW CREEK DR**	**04/21/2022**	$308,332	$308,332	1,384		2021	1 SF	
.05Mi.	**13258 HIGH MEADOW DR**	**04/01/2025**	$225,000	$225,000			2022	1 SF	
.06Mi.	**11906 MEADOW CREEK DR**	**11/09/2023**	$388,540	$388,540	1,464		2007	1 SF	Yes
.06Mi.	**11786 MEADOW CREEK DR**	**07/18/2022**	$360,435	$160,013	1,402		2007	1 SF	
.06Mi.	**13321 LOW MEADOW DR**	**04/21/2022**	$348,450	$348,450	1,708		2021	1 SF	
.08Mi.	**11931 MEADOW CREEK DR**		$370,243	$289,010	1,537		2007	1 SF	
.08Mi.	**10901 FM 607 N**	**04/21/2022**	$329,099	$329,099	1,677		2021	1 SF	
.08Mi.	**13234 HIGH MEADOW DR**	**11/26/2018**	$285,000	$266,708	1,615		2018	1 SF	
.08Mi.	**11751 MEADOW CREEK DR**	**04/21/2022**	$328,072	$328,072	1,677		2021	1 SF	
.08Mi.	**11021 MEADOW CREEK DR**	**06/21/2017**	$328,764	$248,765	1,824		2007	1 SF	
.09Mi.	**10961 MEADOW CREEK DR**	**01/10/2023**	$244,715	$244,715	1,159		2023	1 SF	
.09Mi.	**11756 MEADOW CREEK DR**	**04/21/2022**	$348,360	$348,360	1,708		2023	1 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

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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ICE SiteX Report

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