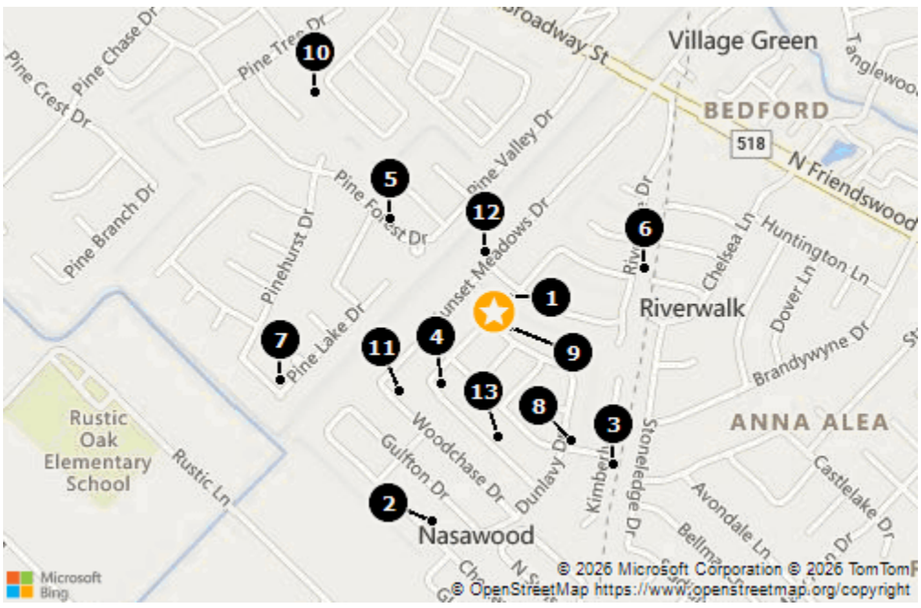
ICE SiteX Report

OrderID: 98263292

SiteX Property Information Report



Subject Property Location

1207 SHADOWBEND ST, PEARLAND, TX 77581-6796

County:	**BRAZORIA TX**	Census Tract:	480396602.003006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7868-0204-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$379,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$356,260 - $401,740	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CPL GBC
Assd Land Value:	$36,830	Market Land Value:	$36,830	Tax Year:	2024
Assd Improvement:	$330,780	Market Improvment Value:	$330,780	Total Taxable Value:	$6,588
Total Assessed Value:	$367,610	Total Assessor Market Value:	$367,610	Delinquent Year:	
				Tax Account ID:	R497571
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 14 Block: 4 Section: 2 Subdivision: SUNSET LAKES SEC 2

Abbreviated Description:	SUNSET LAKES SEC 2 (A0111 PERRY & AUSTIN)(PEARLAND) BLK 4 LOT 14
City/Muni/Twp:	PEARLAND

Property Characteristics

Lot Size:	11,692 SF	Bedrooms:		Pool:	Yes
Building Area:	2169 SF	Baths:	1	Fireplace:	1
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/20/2026	Sales Price:	N/A
Document #:	2026007841 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$308,457
Document #:	2021028583 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/23/2021	Sales Price:	N/A
Document #:	2021026110 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/22/2021		
Document Type:			
Legal Description:			

Lot: 14 Block: 4 Section: 2 Subdivision: SUNSET LAKES Map Ref: VOL 19 PG 433-436

Prior Transfer

Recording Date:	04/22/2021	Sales Price:	N/A
Document #:	BK-PG 2021 -26110	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98263292

Document Type:
Legal Description:
Lot: 14 Block: 4 Section: 2 Subdivision: SUNSET LAKES SEC 2
Abbreviated Description: SUNSET LAKES SEC 2 (A0111 PERRY & AUSTIN)(PEARLAND) BLK 4 LOT 14
City/Muni/Twp: PEARLAND

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	$160,000
Document #:	2020002970 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2019	Loan Amount:	N/A
Document #:	2019064733 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/23/2026	Type Finance:	

Legal Description:
Lot: 14 Block: 4 Section: 2 Subdivision: SUNSET LAKES

Prior Transfer

Recording Date:	12/27/2019	Sales Price:	N/A
Document #:	2019064731 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/23/2019		
Document Type:			

Legal Description:
Lot: 14 Block: 4 Section: 2 Subdivision: SUNSET LAKES Map Ref: VOL 19 PG 433-436

Prior Transfer

Recording Date:	11/30/2011	Sales Price:	N/A
Document #:	2011049027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/02/2011	Sales Price:	N/A
Document #:	2011045158 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/01/2011		
Document Type:			

Legal Description:
Lot: 14 Block: 4 Section: 2 Subdivision: FINAL PLAT OF SUNSET LAKES Map Ref: MB19 PG433-436

Mortgage Record

Recording Date:	06/09/2009	Loan Amount:	N/A
Document #:	2009024926 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2039	Type Finance:	

Legal Description:
Lot: 14 Block: 4 Subdivision: SUNSET LAKES SECTION 2

Prior Transfer

Recording Date:	10/14/2008	Sales Price:	N/A
Document #:	2008049524 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/09/2008		
Document Type:			

Legal Description:
Lot: 14 Block: 4 Subdivision: FINAL PLAT SUNSET LAKES SECTION 2 Map Ref: MB19 PG433-436

Mortgage Record

Recording Date:	03/22/2001	Loan Amount:	N/A
Document #:	01-011520 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2031	Type Finance:	

Legal Description:
Lot: 14 Block: 4 Subdivision: SUNSET LAKE SECTION 2

Prior Transfer

Recording Date:	07/03/1997	Sales Price:	N/A
Document #:	97-022854 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/1997		
Document Type:			

Legal Description:
Lot: 14 Block: 4 Subdivision: SUNSET LAKES SECTION TWO Map Ref: MB19 PG433-436

Prior Transfer

Recording Date:	05/08/1997	Sales Price:	N/A
Document #:	97-015823 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/07/1997		
Document Type:			

Legal Description:
Lot: 14 Block: 4 Subdivision: SUNSET LAKES SECTION TWO Map Ref: MB19 PG433-436

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,499 SF	Median # of Baths	3
Median Living Area	2,434 SF	Median Year Built	1999
Price Range - 2 Yrs		Age Range	16 years to 43 years
Median Value		Median Age	27 years

ICE SiteX Report

OrderID: 98263292

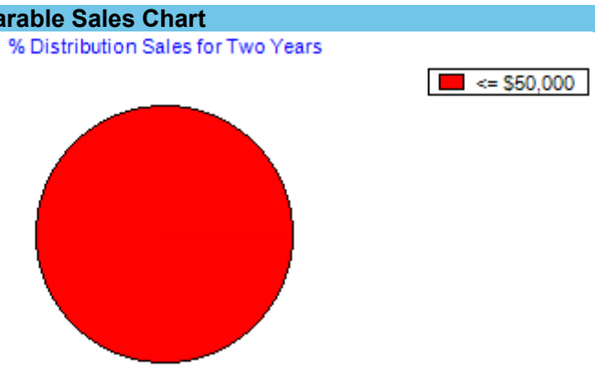
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1304 CHELSEA LN** **PEARLAND, TX 77581-6805**	03/03/2026			1091	//1	1983	5,005 SF	Yes
		APN: 7311-0150-000 Document #: 2026009543 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 50 Block: 1 Subdivision: RIVER WALK SUBDIVISION MapRef: VOL 16 PG 219&220 Abbreviated Description: Lot:50 Block:1 Subdivision:RIVER WALK SUBDIVISION Map Ref:VOL 16 PG 219&220								
2	.31Mi.	**1107 CHESTERWOOD DR** **PEARLAND, TX 77581-6754**	01/21/2026			3284	//1	1990	6,299 SF	
		APN: 6741-0404-000 Document #: 2026002847 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: SUNSET MEADOWS MapRef: VOL 18 PG 261-262 Abbreviated Description: Lot:4 Block:4 Subdivision:SUNSET MEADOWS Map Ref:VOL 18 PG 261-262								
3	.27Mi.	**3901 KIMBERLY DR** **PEARLAND, TX 77581-4754**	01/02/2026			2866	//3	2001	6,499 SF	
		APN: 7868-0309-022 Document #: 2026000033 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 9 Section: 3 Subdivision: SUNSET LAKES MapRef: VOL 20 PG 45-48 Abbreviated Description: Lot:22 Block:9 Section:3 Subdivision:SUNSET LAKES Map Ref:VOL 20 PG 45-48City/Muni/Twp:PEARLAND City/Muni/Twp: PEARLAND								
4	.12Mi.	**1207 LAKE SHORE DR** **PEARLAND, TX 77581-6790**	10/22/2025			2187	//3	1998	7,079 SF	
		APN: 7868-0205-001 Document #: 2025051169 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Section: 2 Subdivision: SUNSET LAKES MapRef: VOL 19 PG 433-436 Abbreviated Description: Lot:1 Block:5 Section:2 Subdivision:SUNSET LAKES Map Ref:VOL 19 PG 433-436								
5	.2Mi.	**1309 PINE FOREST DR** **PEARLAND, TX 77581-8801**	10/03/2025			2238	//4	2003	7,200 SF	Yes
		APN: 7004-2001-046 Document #: 2025048017 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 1 Section: 2-A Subdivision: PINE HOLLOW MapRef: VOL 20 PG 277-278 Abbreviated Description: Lot:46 Block:1 Section:2-A Subdivision:PINE HOLLOW Map Ref:VOL 20 PG 277-278								
6	.22Mi.	**3523 RIVERSIDE DR** **PEARLAND, TX 77581-6702**	09/02/2025				//		6,050 SF	
		APN: 7311-0112-100 Document #: 2025042037 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: RIVER WALK SECTION 2 MapRef: VOL 16 PG 219 Abbreviated Description: Lot:12 Block:1 Subdivision:RIVER WALK SECTION 2 Map Ref:VOL 16 PG 219								
7	.32Mi.	**3816 PINE LAKE DR** **PEARLAND, TX 77581-8846**	08/20/2025			3695	//1	2001	10,663 SF	Yes
		APN: 7004-2003-030 Document #: 2025039690 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 3 Section: 2-B Subdivision: PINE HOLLOW MapRef: VOL 21 PG 87&88 Abbreviated Description: Lot:30 Block:3 Section:2-B Subdivision:PINE HOLLOW Map Ref:VOL 21 PG 87&88								
8	.21Mi.	**3817 DUNLAVY DR** **PEARLAND, TX 77581-4756**	08/14/2025			2597	//1	2002	7,039 SF	Yes
		APN: 7868-0304-034 Document #: 2025038882 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 4 Section: 3 Subdivision: SUNSET LAKES MapRef: VOL 20 PG 45&46 Abbreviated Description: Lot:34 Block:4 Section:3 Subdivision:SUNSET LAKES Map Ref:VOL 20 PG 45&46								
9	.03Mi.	**1203 SHADOWBEND ST** **PEARLAND, TX 77581-6796**	08/06/2025			2394	//3	1998	6,499 SF	
		APN: 7868-0204-016 Document #: 2025037436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: SUNSET LAKES SECTION 2 MapRef: VOL 19 PG 433-436 Abbreviated Description: Lot:16 Block:4 Subdivision:SUNSET LAKES SECTION 2 Map Ref:VOL 19 PG 433-436								
10	.41Mi.	**3518 JAMISON LANDING DR** **PEARLAND, TX 77581-1404**	08/01/2025			2434	//3	2010	10,820 SF	
		APN: 5383-0001-015 Document #: 2025036778 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: JAMISON LANDING MapRef: FILE 2010010477 Abbreviated Description: Lot:15 Block:1 Subdivision:JAMISON LANDING Map Ref:FILE 2010010477								
11	.17Mi.	**1213 WOODCHASE DR** **PEARLAND, TX 77581-6734**	07/25/2025			2494	//1	1991	6,416 SF	
		APN: 6741-0102-000 Document #: 2025035352 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: SUNSET MEADOWS MapRef: VOL 18 PG 261-262 Abbreviated Description: Lot:2 Block:1 Subdivision:SUNSET MEADOWS Map Ref:VOL 18 PG 261-262								
12	.09Mi.	**3714 SUNSET MEADOWS DR** **PEARLAND, TX 77581-6781**	06/12/2025			2389	//3	1996	8,364 SF	
		APN: 7868-0201-016 Document #: 2025027820 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Section: 2 Subdivision: SUNSET LAKES MapRef: VOL 19 PG 433-436 Abbreviated Description: Lot:16 Block:1 Section:2 Subdivision:SUNSET LAKES Map Ref:VOL 19 PG 433-436								
13	.18Mi.	**1113 LAKE SHORE DR** **PEARLAND, TX 77581-6788**	05/21/2025			2618	//4	2001	6,499 SF	
		APN: 7868-0305-010 Document #: 2025023548 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 5 Section: 3 Subdivision: SUNSET LAKES MapRef: VOL 20 PG 45-48 Abbreviated Description: Lot:10 Block:5 Section:3 Subdivision:SUNSET LAKES Map Ref:VOL 20 PG 45-48								

ICE SiteX Report

OrderID: 98263292

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.	**1207 SHADOWBEND ST**	**04/22/2021**	$367,610	$367,610	2,169	//1	1997	11,692 SF	Yes
.02Mi.	**3802 LAKE VIEW DR**	**04/27/2010**	$365,890	$365,890	2,376	//1	1997	13,926 SF	Yes
.02Mi.	**1205 SHADOWBEND ST**	**03/11/2013**	$307,000	$278,179	2,234	//1	1998	6,974 SF	
.03Mi.	**1203 SHADOWBEND ST**	**08/21/2006**	$322,400	$322,400	2,394	//3	1998	6,499 SF	
.03Mi.	**3804 LAKE VIEW DR**	**09/15/2020**	$304,940	$304,940	2,030	//1	1998	6,625 SF	
.03Mi.	**3721 SUNSET MEADOWS DR**	**06/05/2023**	$304,580	$304,580	2,048	//1	1997	7,876 SF	Yes
.03Mi.	**1306 CHELSEA LN**	**02/24/2009**	$197,850	$196,336	1,100	//1	1984	4,552 SF	
.03Mi.	**3803 LAKE VIEW DR**	**10/05/2021**	$323,870	$323,870	2,616	//3	1998	7,353 SF	
.03Mi.	**1304 CHELSEA LN**	**06/30/2015**	$216,190	$216,190	1,091	//1	1983	5,005 SF	Yes
.03Mi.	**3723 SUNSET MEADOWS DR**	**06/11/2001**	$282,600	$282,600	1,779	//1	1998	7,627 SF	
.04Mi.	**1201 SHADOWBEND ST**	**02/20/2021**	$283,200	$278,676	1,776	//1	1999	6,499 SF	
.04Mi.	**3725 SUNSET MEADOWS DR**	**12/28/1998**	$285,000	$285,000	1,804	//1	1998	7,431 SF	
.04Mi.	**1222 CHELSEA LN**	**04/29/2003**	$190,040	$190,040	1,186	//1	1983	5,223 SF	
.04Mi.	**3802 LAKE DR**	**08/22/2007**	$365,580	$365,580	2,801	//5	1998	7,205 SF	
.04Mi.	**3805 LAKE VIEW DR**	**11/20/2022**	$284,440	$284,440	1,804	//1	1998	6,499 SF	
.05Mi.	**1220 CHELSEA LN**	**06/21/1996**	$203,400	$203,400	1,171	//1	1983	4,291 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.5 years old	Households:	19,670
Median Household Income:	$110,146	Households w/Family:	77%
Household Income Per Capita:	$47,086	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Pearland Independent School District	Students:	20,862
Number of Schools:	24	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.73Mi.	**Pearland Jr. High East School** Number of Students: 801 Student-Teacher Ratio: 17.09	A-	Public	7 - 8
2.82Mi.	**Pearland High School** Number of Students: 3,412 Student-Teacher Ratio: 17.9 Advanced Placement: Yes	A-	Public	9 - 12
3.30Mi.	**Alexander Middle School** Number of Students: 765 Student-Teacher Ratio: 16.82	A+	Public	5 - 6
0.59Mi.	**Rustic Oak Elementary School** Number of Students: 645 Student-Teacher Ratio: 15.58	A	Public	PK - 4

ICE SiteX Report

OrderID: 98263292

Flood Report

The Subject Property of **1207 SHADOWBEND ST, PEARLAND, TX 77581-6796** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	103%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	71%	NOTABLY LOWER
OVERALL	59%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.