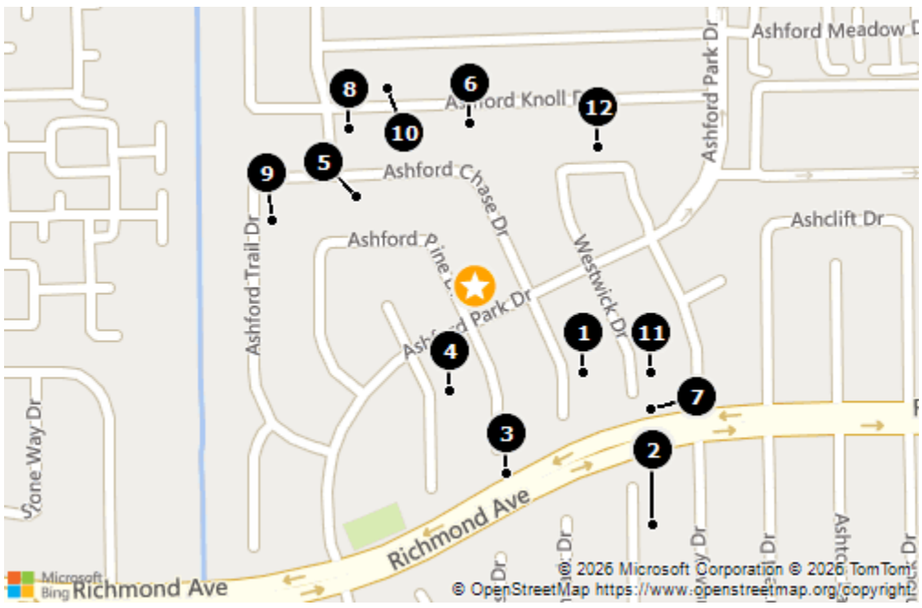
ICE SiteX Report

OrderID: 98722718

SiteX Property Information Report



Subject Property Location

12706 ASHFORD PINE DR, HOUSTON, TX 77082-2119

County:	**HARRIS TX**	Census Tract:	482014520.014003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1105040000039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$228,730 - $285,270	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	008 041 042 043
Assd Land Value:	$55,440	Market Land Value:	$55,440	Tax Year:	2026
Assd Improvement:	$223,059	Market Improvment Value:	$223,059	Total Taxable Value:	$3,546
Total Assessed Value:	$278,499	Total Assessor Market Value:	$278,499	Delinquent Year:	
				Tax Account ID:	110-504-000-0039
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 Block: 2 Section: 1 District: 061 Subdivision: ASHFORD PARK Map Ref: MAP 4856C

Abbreviated Description:	LT 39 BLK 2 ASHFORD PARK SEC 1
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	5,401 SF	Bedrooms:	3	Pool:	
Building Area:	2170 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/04/2024	Sales Price:	$219,622
Document #:	2024-075237 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2020	Sales Price:	$166,725
Document #:	2020-093182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/26/2019	Sales Price:	N/A
Document #:	2019-568086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/02/2019		
Document Type:			
Legal Description:			

Lot: 39 Block: 2 Section: 1 Subdivision: ASHFORD PARK Map Ref: VOL 249 PG 71

Mortgage Record

Recording Date:	05/11/2015	Loan Amount:	N/A
Document #:	20150198569 BK-PG -	Loan Type:	New Conventional

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TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 39 Block: 2 Section: 1 Subdivision: ASHFORD PARK

Prior Transfer

Recording Date:	05/11/2015	Sales Price:	N/A
Document #:	20150198568 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/11/2015		
Document Type:			

Legal Description:
Lot: 39 Block: 2 Section: 1 Subdivision: ASHFORD PARK REPLAT Map Ref: MB249 PG71

Prior Transfer

Recording Date:	10/30/2009	Sales Price:	N/A
Document #:	20090495763 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2001	Sales Price:	N/A
Document #:	V024469 BK-PG 53963-1214	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2001		
Document Type:			

Legal Description:
Lot: 39 Block: 2 Subdivision: ASHFORD PARK SECTIONI ONE REPLAT Map Ref: MB249 PG71

Prior Transfer

Recording Date:	06/14/1999	Sales Price:	N/A
Document #:	T782168 BK-PG 52620-1785	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/01/1999		
Document Type:			

Legal Description:
Lot: 39 Block: 2 Subdivision: ASHFORD PARK SECTION ONE Map Ref: MB249 PG71

Prior Transfer

Recording Date:	09/01/1994	Sales Price:	N/A
Document #:	R037656 BK-PG 50084-1710	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/31/1994		
Document Type:			

Legal Description:
Lot: 26 Block: 2 Subdivision: REPLAT OF ASHFORD PARK SECTION ONE Map Ref: MB249 PG71

Prior Transfer

Recording Date:	09/20/1993	Sales Price:	N/A
Document #:	P459729 BK-PG 17050-3100	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/10/1993		
Document Type:			

Legal Description:
Lot: 39 Block: 2 Subdivision: ASHFORD PARK SECTION ONE Map Ref: MB249 PG71

Prior Transfer

Recording Date:	09/20/1993	Sales Price:	N/A
Document #:	P459727 BK-PG 17050-3096	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/1982		
Document Type:			

Legal Description:
Lot: 39 Block: 2 Subdivision: REPLAT ASHFORD PARK SECTION ONE Map Ref: MB249 PG71

Prior Transfer

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

Legal Description:
Lot: 39 Block: 2 Section: 1 District: 061 Subdivision: ASHFORD PARK Map Ref: MAP 4856C
Abbreviated Description: LT 39 BLK 2 ASHFORD PARK SEC 1
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,027 SF	Median # of Baths	2
Median Living Area	2,046 SF	Median Year Built	1982
Price Range - 2 Yrs		Age Range	42 years to 49 years
Median Value		Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**12618 ASHFORD CHASE DR HOUSTON, TX 77082-2241**	08/07/2026			2102	6/3/2	1983	6,077 SF	
		APN: 1144460050037 Document #: 2026-320615 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 5 Section: 4 Subdivision: ASHFORD PARK Abbreviated Description: Lot:37 Block:5 Section:4 Subdivision:ASHFORD PARK City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
2	.21Mi.	**3219 WESTWICK DR HOUSTON, TX 77082-2230**	06/26/2026			1777	6/3/2	1982	5,001 SF	
		APN: 1144450100078 Document #: 2026-256184 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 78 Block: 10 Section: 3 Subdivision: ASHFORD PARK MapRef: VOL 288 PG 144 Abbreviated Description: Lot:78 Block:10 Section:3 Subdivision:ASHFORD PARK Map Ref:VOL 288 PG 144

3	.13Mi.	**12602 ASHFORD PINE DR** **HOUSTON, TX 77082-3657**	05/21/2026	2232	8/4/2	1983	8,250 SF	Yes

APN: 1144460050060 Document #: 2026-200076
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 60 Block: 5 Section: 5 Subdivision: ASHFORD PARK MapRef: VOL 288 PG 145 Abbreviated Description: Lot:60 Block:5 Section:5 Subdivision:ASHFORD PARK Map Ref:VOL 288 PG 145

4	.08Mi.	**3111 ASHFORD BEND DR** **HOUSTON, TX 77082-3652**	04/30/2026	2564	10/4/2	1983	6,003 SF	

APN: 1144460050072 Document #: 2026-167149
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Block: 5 Subdivision: ASHFORD PARK SECTION 4 Abbreviated Description: Lot:72 Block:5 Subdivision:ASHFORD PARK SECTION 4 City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

5	.1Mi.	**12835 ASHFORD CHASE DR** **HOUSTON, TX 77082-2104**	04/29/2026	2362	6/3/2	1978	5,401 SF	

APN: 1105040000023 Document #: 2026-165695
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: ASHFORD PARK SECTION 1 MapRef: VOL 249 PG 71 Abbreviated Description: Lot:23 Block:2 Subdivision:ASHFORD PARK SECTION 1 Map Ref:VOL 249 PG 71

6	.11Mi.	**12815 ASHFORD KNOLL DR** **HOUSTON, TX 77082-2150**	04/22/2026	2226	7/3/2	1981	5,005 SF	

APN: 1131910000009 Document #: 2026-153402
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Section: 6 Subdivision: ASHFORD PARK MapRef: VOL 271 PG 80 Abbreviated Description: Lot:9 Block:5 Section:6 Subdivision:ASHFORD PARK Map Ref:VOL 271 PG 80

7	.15Mi.	**3139 WESTWICK DR** **HOUSTON, TX 77082-2228**	04/20/2026	1990	6/3/2	1984	15,202 SF	

APN: 1144460050021 Document #: 2026-149822
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: COCO ESTATES Tract No: 5 MapRef: VOL 3608 PG 491 Abbreviated Description: Subdivision:COCO ESTATES Tract No:5 Map Ref:VOL 3608 PG 491

8	.14Mi.	**12847 ASHFORD KNOLL DR** **HOUSTON, TX 77082-2150**	02/18/2026	2309	6/3/2	1981	6,172 SF	

APN: 1131910000001 Document #: 2026-60835
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: ASHFORD PARK MapRef: VOL 271 PG 80 Abbreviated Description: Lot:1 Block:5 Subdivision:ASHFORD PARK Map Ref:VOL 271 PG 80

9	.15Mi.	**2911 ASHFORD TRAIL DR** **HOUSTON, TX 77082-2126**	02/18/2026	1976	7/3/2	1977	6,116 SF	

APN: 1105040000016 Document #: 2026-60345
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Section: 1 Subdivision: ASHFORD PARK SUBDIVISION MapRef: VOL 249 PG 71 Abbreviated Description: Lot:16 Block:2 Section:1 Subdivision:ASHFORD PARK SUBDIVISION Map Ref:VOL 249 PG 71

10	.15Mi.	**12838 ASHFORD KNOLL DR** **HOUSTON, TX 77082-2151**	10/23/2025	1723	6/3/2	1981	5,005 SF	

APN: 1131900000047 Document #: 2025-421847
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 47 Block: 4 Section: 6 Subdivision: ASHFORD PARK MapRef: VOL 271 PG 80 Abbreviated Description: Lot:47 Block:4 Section:6 Subdivision:ASHFORD PARK Map Ref:VOL 271 PG 80

11	.14Mi.	**3131 WESTWICK DR** **HOUSTON, TX 77082-2228**	10/03/2025	1990	6/3/2	1984	5,258 SF	

APN: 1144460050019 Document #: 2025-393968
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 5 Subdivision: ASHFORD PARK MapRef: VOL 288 PG 145 Abbreviated Description: Lot:19 Block:5 Subdivision:ASHFORD PARK Map Ref:VOL 288 PG 145

12	.13Mi.	**3014 WESTWICK DR** **HOUSTON, TX 77082-2225**	09/02/2025	1652	6/3/2	1982	6,050 SF	

APN: 1144570040029 Document #: 2025-346819
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 4 Section: 5 Subdivision: ASHFORD PARK MapRef: VOL 289 PG 40 Abbreviated Description: Lot:29 Block:4 Section:5 Subdivision:ASHFORD PARK Map Ref:VOL 289 PG 40

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.

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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.	**12706 ASHFORD PINE DR**		$278,499	$278,499	2,170	6/3/2	1977	5,401 SF	
.01Mi.	**12710 ASHFORD PINE DR**		$280,271	$280,271	2,406	7/3/2	1977	5,401 SF	
.01Mi.	**12702 ASHFORD PINE DR**		$274,255	$274,255	2,108	6/3/2	1980	6,037 SF	Yes
.02Mi.	**12707 ASHFORD CHASE DR**		$237,212	$237,212	2,048	6/3/2	1977	5,401 SF	
.02Mi.	**12714 ASHFORD PINE DR**		$272,037	$272,037	2,044	6/3/2	1977	5,401 SF	Yes
.02Mi.	**12711 ASHFORD CHASE DR**		$265,501	$265,501	2,294	6/3/2	1977	5,401 SF	
.02Mi.	**12703 ASHFORD CHASE DR**		$287,367	$287,367	2,217	6/3/2	1978	6,351 SF	
.03Mi.	**12707 ASHFORD PINE DR**		$255,077	$255,077	2,274	8/4/2	1978	5,502 SF	
.03Mi.	**12715 ASHFORD CHASE DR**		$249,642	$249,642	2,076	6/2/2	1977	5,401 SF	
.03Mi.	**12711 ASHFORD PINE DR**		$252,585	$252,585	2,025	6/3/2	1978	5,502 SF	Yes
.03Mi.	**12703 ASHFORD PINE DR**		$227,735	$227,735	1,800	6/3/2	1978	6,451 SF	
.03Mi.	**12718 ASHFORD PINE DR**		$248,500	$248,500	2,202	6/3/2	1977	5,319 SF	
.03Mi.	**12638 ASHFORD PINE DR**		$264,083	$264,083	2,042	6/3/2	1983	6,125 SF	
.04Mi.	**12715 ASHFORD PINE DR**		$237,614	$237,614	2,175	5/3/2	1979	6,029 SF	Yes
.04Mi.	**12719 ASHFORD CHASE DR**		$245,412	$245,412	2,146	6/3/2	1977	5,401 SF	
.04Mi.	**12639 ASHFORD CHASE DR**		$285,814	$285,814	2,582	7/4/2	1983	13,003 SF	

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	38.5 years old	Households:	23,666
Median Household Income:	$62,628	Households w/Family:	61%
Household Income Per Capita:	$34,264	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Alief Independent School District	Students:	38,610
Number of Schools:	46	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.79Mi.	**Taylor High School** Number of Students: 2,838 Student-Teacher Ratio: 16.55 Advanced Placement: Yes	D	Public	9 - 12
0.50Mi.	**Budewig Intermediate School** Number of Students: 1,054 Student-Teacher Ratio: 13.62	D-	Public	5 - 6
1.56Mi.	**Elsik High School** Number of Students: 4,057 Student-Teacher Ratio: 17.75 Advanced Placement: Yes	D	Public	10 - 12
2.06Mi.	**Hearne Elementary School** Number of Students: 675 Student-Teacher Ratio: 12.2	D+	Public	EE - 4
1.70Mi.	**Hastings High School** Number of Students: 3,786 Student-Teacher Ratio: 14.05	D-	Public	10 - 12
0.69Mi.	**Heflin Elementary School** Number of Students: 501 Student-Teacher Ratio: 10.89	D	Public	EE - 4
1.90Mi.	**O'Donnell Middle School** Number of Students: 1,214 Student-Teacher Ratio: 15.04	D+	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	99%	SIMILAR
OVERALL	105%	SIMILAR

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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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