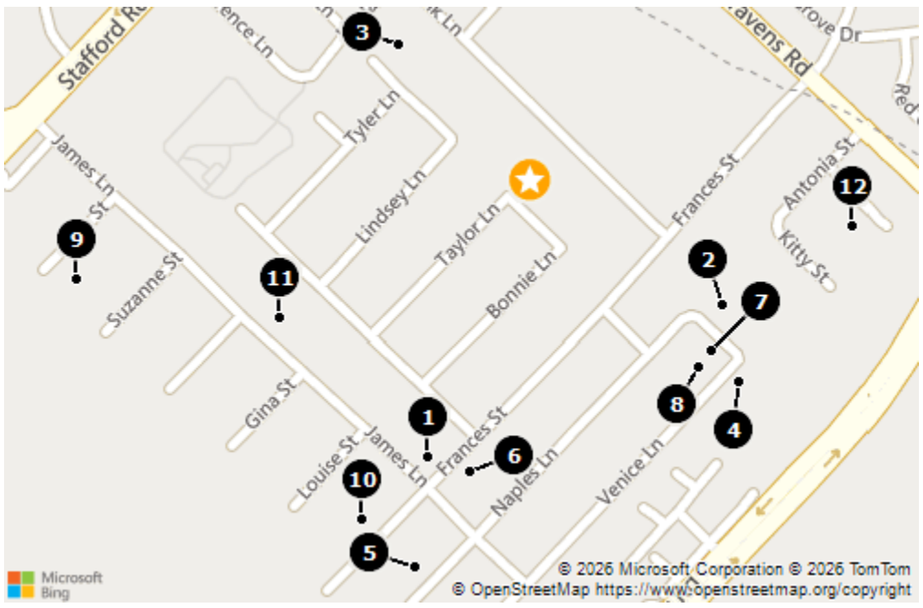
ICE SiteX Report

OrderID: 98409503

SiteX Property Information Report



Subject Property Location

12815 BONNIE LN, STAFFORD, TX 77477-4559

County:	**FORT BEND TX**	Census Tract:	481576718.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7236-02-002-0290-910	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	8	Common Confidence Score:	79
Value Range:	$290,720 - $341,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	J03 S11 G01 D01
Assd Land Value:	$28,500	Market Land Value:	$28,500	Tax Year:	2025
Assd Improvement:	$303,607	Market Improvment Value:	$303,607	Total Taxable Value:	$2,431
Total Assessed Value:	$294,121	Total Assessor Market Value:	$332,107	Delinquent Year:	
				Tax Account ID:	R224918
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 29 Block: 2 Section: 2 Subdivision: STAFFORD COLONY SEC 2 Map Ref: MAP: A-057-R

Abbreviated Description:	STAFFORD COLONY SEC 2, BLOCK 2, LOT 29
City/Muni/Twp:	CITY OF STAFFORD

Property Characteristics

Lot Size:	6,911 SF	Bedrooms:	4	Pool:	
Building Area:	2370 SF	Baths:	2	Fireplace:	Yes
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/10/2015	Loan Amount:	N/A
Document #:	2015089326 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
Lot: 29 Block: 2 Section: 2 Subdivision: STAFFORD COLONY

Prior Transfer

Recording Date:	07/06/2011	Sales Price:	$184,441
Document #:	2011063918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2007	Sales Price:	N/A
Document #:	2007062809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2007		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO Map Ref: MB1714/A

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Prior Transfer

Recording Date:	05/18/2007	Sales Price:	N/A
Document #:	2007062809 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 29 Block: 2 Section: 2 Subdivision: STAFFORD COLONY SEC 2 Map Ref: MAP: A-057-R
Abbreviated Description: STAFFORD COLONY SEC 2, BLOCK 2, LOT 29
City/Muni/Twp: CITY OF STAFFORD

Mortgage Record

Recording Date:	04/14/2003	Loan Amount:	N/A
Document #:	FBC2003048418 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2018	Type Finance:	

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO

Prior Transfer

Recording Date:	04/25/2002	Sales Price:	N/A
Document #:	FBC2002042878 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2002		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO Map Ref: MB1714/A

Prior Transfer

Recording Date:	02/01/2002	Sales Price:	N/A
Document #:	FBC2002011016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2002		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO Map Ref: MB1714/A

Prior Transfer

Recording Date:	11/24/1999	Sales Price:	N/A
Document #:	FBC1999102341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/17/1999		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO Map Ref: MB1714/A

Prior Transfer

Recording Date:	05/07/1999	Sales Price:	N/A
Document #:	FBC1999038734 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/04/1999		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: STAFFORD COLONY SECTION TWO Map Ref: MB1714/A

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,137 SF	Median # of Baths	2
Median Living Area	1,694 SF	Median Year Built	1978
Price Range - 2 Yrs		Age Range	24 years to 59 years
Median Value		Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**13227 JAMES LN** **STAFFORD, TX 77477-4554**	07/27/2026			1475	2/3/2	1967	9,890 SF	
		APN: 8450-03-000-1900-910 Document #: 2026078040 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Section: 3 Subdivision: VACCARO MANOR MapRef: VOL 5 PG 36 Abbreviated Description: Section:3 Subdivision:VACCARO MANOR Map Ref:VOL 5 PG 36Abbreviated Description:LOT: THE SOUTHEASTERLY 86 FEET OF LOT NINETEEN (19)								
2	.16Mi.	**13307 VENICE CIR** **STAFFORD, TX 77477-4558**	06/04/2026			1497	2/3/2	1979	8,600 SF	
		APN: 8450-06-003-0150-910 Document #: 2026057289 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Section: 6 Subdivision: VACCARO MANOR MapRef: VOL 21 PG 27 Abbreviated Description: Lot:15 Block:3 Section:6 Subdivision:VACCARO MANOR Map Ref:VOL 21 PG 27								
3	.13Mi.	**12807 LINDSEY LN** **STAFFORD, TX 77477-4574**	05/19/2026			2996	/4/2	2000	9,820 SF	
		APN: 7236-04-002-0590-910 Document #: 2026050168 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 59 Block: 2 Section: 4 Subdivision: STAFFORD COLONY MapRef: SL NO 1994A Abbreviated Description: Lot:59 Block:2 Section:4 Subdivision:STAFFORD COLONY Map Ref:SL NO 1994A								
4	.2Mi.	**12807 VENICE LN** **STAFFORD, TX 77477-4538**	04/17/2026			1601	2/3/2	1979	7,392 SF	
		APN: 8450-06-003-0190-910 Document #: 2026037622 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Section: 6 Subdivision: VACCARO MANOR MapRef: VOL 21 PG 27 Abbreviated Description: Lot:19 Block:3 Section:6 Subdivision:VACCARO MANOR Map Ref:VOL 21 PG 27								
5	.28Mi.	**13110 NAPLES LN** **STAFFORD, TX 77477-4531**	02/18/2026			1590	/3/2	1978	7,688 SF	Yes
		APN: 8450-05-000-0090-910 Document #: 2026015566 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 9 Section: 5 Subdivision: VACCARO MANOR MapRef: VOL 19 PG 10 Abbreviated Description: Lot:9 Section:5 Subdivision:VACCARO MANOR Map Ref:VOL 19 PG 10

6	.21Mi.	**13019 FRANCES ST** **STAFFORD, TX 77477-4507**	01/27/2026	2228	/4/2	1978	7,560 SF	

APN: 8450-05-000-0300-910 Document #: 2026007652
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Section: 5 Subdivision: VACCARO MANOR MapRef: VOL 19 PG 10 Abbreviated Description: Lot:30 Section:5 Subdivision:VACCARO MANOR Map Ref:VOL 19 PG 10

7	.18Mi.	**12806 VENICE LN** **STAFFORD, TX 77477-4539**	01/13/2026	1782	6/3/2	1982	7,680 SF	Pool/ Spa

APN: 8450-06-002-0340-910 Document #: 2026003446
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 2 Section: 6 Subdivision: VACCARO MANOR MapRef: VOL 21 PG 27 Abbreviated Description: Lot:34 Block:2 Section:6 Subdivision:VACCARO MANOR Map Ref:VOL 21 PG 27

8	.18Mi.	**12810 VENICE LN** **STAFFORD, TX 77477-4539**	11/10/2025	1916	2/3/2	1982	7,440 SF	Pool/ Spa

APN: 8450-06-002-0330-910 Document #: 2025116494
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 2 Section: 6 Subdivision: VACCARO MANOR MapRef: VOL 21 PG 27 Abbreviated Description: Lot:33 Block:2 Section:6 Subdivision:VACCARO MANOR Map Ref:VOL 21 PG 27

9	.33Mi.	**13115 JOAN ST** **STAFFORD, TX 77477-4520**	09/10/2025	1543	2/3/2	1973	8,586 SF	

APN: 8450-04-000-0600-910 Document #: 2025093757
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Section: 4 Subdivision: VACCARO MANOR MapRef: VOL 6 PG 5 Abbreviated Description: Lot:6 Section:4 Subdivision:VACCARO MANOR Map Ref:VOL 6 PG 5City/Muni/Twp:CITY OF STAFFORD City/Muni/Twp: CITY OF STAFFORD

10	.27Mi.	**13110 FRANCES ST** **STAFFORD, TX 77477-4510**	09/03/2025	1610	2/3/2	1967	10,837 SF	

APN: 8450-03-000-5200-910 Document #: 2025091152
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Section: 3 Subdivision: VACCARO MANOR MapRef: VOL 5 PG 36 Abbreviated Description: Section:3 Subdivision:VACCARO MANOR Map Ref:VOL 5 PG 36Abbreviated Description:LOT: NORTHEAST 85 FEET OF LOT FIFTY-TWO (52)

11	.2Mi.	**13123 JAMES LN** **STAFFORD, TX 77477-4555**	08/26/2025	1778	2/4/2	1967	9,660 SF	

APN: 8450-02-000-1000-910 Document #: 2025087434
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Section: 2 Subdivision: VACCARO MANOR MapRef: VOL 5 PG 12 Abbreviated Description: Lot:10 Section:2 Subdivision:VACCARO MANOR Map Ref:VOL 5 PG 12

12	.23Mi.	**1311 MARK ST** **STAFFORD, TX 77477-4586**	07/25/2025	2608	/4/2	2002	7,215 SF	

APN: 2861-01-001-0340-910 Document #: 2025075401
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 1 Subdivision: ENCLAVE AT STAFFORD MapRef: SL NOS 2130A Abbreviated Description: Lot:34 Block:1 Subdivision:ENCLAVE AT STAFFORD Map Ref:SL NOS 2130A

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.

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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.	**12815 BONNIE LN**	**05/18/2007**	$332,107	$294,121	2,370	/4/2	1999	6,911 SF	
.01Mi.	**12819 BONNIE LN**	**05/31/2023**	$403,922	$366,440	2,996	/4/2	1999	6,521 SF	
.02Mi.	**12811 BONNIE LN**	**02/28/2023**	$399,303	$367,432	2,326	/3/2	1998	11,858 SF	Yes
.02Mi.	**13202 FRANK LN**	**06/27/2015**	$262,265	$262,265	1,880	3/4/2	1978	9,795 SF	
.02Mi.	**12823 BONNIE LN**	**04/09/2010**	$377,160	$377,160	2,916	/5/3	1998	6,309 SF	
.02Mi.	**13206 FRANK LN**	**11/22/2019**	$258,536	$258,536	1,819	1/3/2	1978	9,795 SF	
.03Mi.	**12902 TAYLOR LN**	**08/13/2018**	$387,655	$207,742	3,135	/4/2	1998	7,979 SF	
.03Mi.	**12907 TAYLOR LN**	**05/18/1999**	$362,447	$332,801	2,846	/4/2	1998	8,015 SF	
.03Mi.	**13134 FRANK LN**	**06/18/2021**	$295,800	$295,800	1,781	2/3/2	1978	9,795 SF	Yes
.03Mi.	**13210 FRANK LN**	**11/15/2018**	$255,721	$255,721	1,863	1/3/2	1978	9,795 SF	
.03Mi.	**12827 BONNIE LN**	**01/30/1998**	$354,525	$313,520	2,870	/4/2	1997	6,480 SF	
.03Mi.	**12906 TAYLOR LN**	**04/06/2020**	$309,100	$305,275	2,370	/4/2	1998	7,368 SF	
.04Mi.	**12902 BONNIE LN**	**11/12/2014**	$334,266	$315,439	2,442	/4/2	1997	7,773 SF	
.04Mi.	**13130 FRANK LN**	**11/06/2007**	$258,351	$258,351	1,931	2/3/2	1978	9,795 SF	
.04Mi.	**12911 TAYLOR LN**	**03/18/1999**	$370,632	$340,641	2,996	/4/2	1998	7,087 SF	
.04Mi.	**12903 LINDSEY LN**		$409,902	$363,914	2,996	/4/2	2000	8,329 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:	Stafford Municipal School District	Students:	3,492
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.14Mi.	**Stafford High School** Number of Students: 1,108 Student-Teacher Ratio: 14.38 Advanced Placement: Yes	C+	Public	9 - 12
1.90Mi.	**Stafford Early Childhood Center** Number of Students: 423 Student-Teacher Ratio: 16.92	NA	Public	PK - KG
1.95Mi.	**Stafford Elementary School** Number of Students: 938 Student-Teacher Ratio: 19.26	C-	Public	1 - 5
2.08Mi.	**Stafford Middle School** Number of Students: 678 Student-Teacher Ratio: 13.94	C	Public	6 - 8

Flood Report

The Subject Property of **12815 BONNIE LN, STAFFORD, TX 77477-4559** 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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ICE SiteX Report

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