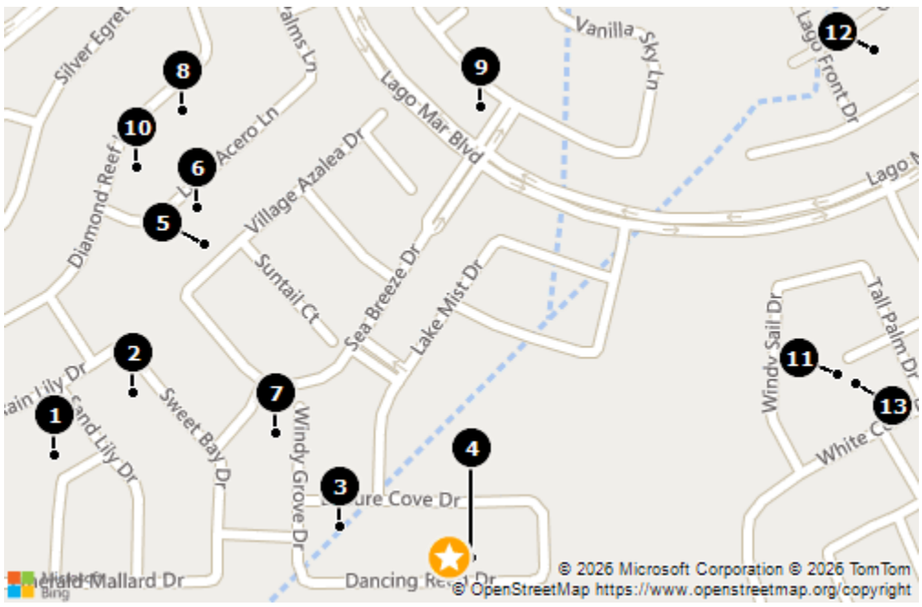
ICE SiteX Report

OrderID: 98444872

SiteX Property Information Report



Subject Property Location

13102 DANCING REED DR, TEXAS CITY, TX 77568-1349

County:	**GALVESTON TX**	Census Tract:	481677233.002015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4479-0202-0020-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$308,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$283,360 - $332,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C31 D01 GGA J05
Assd Land Value:	$45,096	Market Land Value:	$45,096	Tax Year:	2024
Assd Improvement:	$230,624	Market Improvment Value:	$230,624	Total Taxable Value:	$5,244
Total Assessed Value:	$275,720	Total Assessor Market Value:	$275,720	Delinquent Year:	
				Tax Account ID:	R731372
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: 2 Section: 2 Subdivision: LAGO MAR POD 4 SEC 2 (2020) ABST 11

Abbreviated Description:	LOT 20 BLK 2 LAGO MAR POD 4 SEC 2 (2020) ABST 11
City/Muni/Twp:	TEXAS CITY

Property Characteristics

Lot Size:	4,944 SF	Bedrooms:		Pool:	
Building Area:	2227 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	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:	06/18/2026	Sales Price:	$243,497
Document #:	2026028813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/27/2025	Loan Amount:	N/A
Document #:	2025004275 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:

Lot: 20 Block: 2 Subdivision: LAGO MAR POD 2 SECTION 4

Prior Transfer

Recording Date:	10/10/2023	Sales Price:	$243,497
Document #:	2023048158 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/27/2022	Loan Amount:	N/A
Document #:	2022028427 BK-PG -	Loan Type:	VA

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TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: LAGO MAR POD 4 SEC 2

Prior Transfer

Recording Date:	06/04/2020	Sales Price:	N/A
Document #:	2020030616 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2020		
Document Type:			

Legal Description:
Lot: 20 Block: 2 Subdivision: LAGO MAR POD 1 SECTION 2 Map Ref: DOC 2019030703

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	2020030616 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 2 Section: 2 Subdivision: LAGO MAR POD 4 SEC 2 (2020) ABST 11
Abbreviated Description: LOT 20 BLK 2 LAGO MAR POD 4 SEC 2 (2020) ABST 11
City/Muni/Twp: TEXAS CITY

Area Sales Analysis

Total Area Sales	$196,500	Median # of Bedrooms	
Median Lot Size	6,120 SF	Median # of Baths	2
Median Living Area	2,202 SF	Median Year Built	2021
Price Range - 2 Yrs	to $196,500	Age Range	4 years to 8 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**13420 SHELLBARK WAY** **TEXAS CITY, TX 77568-1907**	08/13/2026			2418	//2	2020	4,940 SF	
		APN: 4479-0506-0008-000 Document #: 2026039165 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 6 Section: 5 Subdivision: LAGO MAR POD 4 MapRef: DOC 2019044078 Abbreviated Description: Lot:8 Block:6 Section:5 Subdivision:LAGO MAR POD 4 Map Ref:DOC 2019044078								
2	.25Mi.	**2307 SWEET BAY DR** **TEXAS CITY, TX 77568-1893**	06/04/2026			2671	//3	2022	5,759 SF	
		APN: 4479-0504-0003-000 Document #: 2026026174 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Section: 5 Subdivision: LAGO MAR POD 4 MapRef: FILE 2019044078 Abbreviated Description: Lot:3 Block:4 Section:5 Subdivision:LAGO MAR POD 4 Map Ref:FILE 2019044078								
3	.08Mi.	**13201 LEISURE COVE DR** **TEXAS CITY, TX 77568-1439**	04/21/2026			2070	//2	2022	4,944 SF	
		APN: 4479-0103-0003-000 Document #: 2026017931 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: LAGO MAR POD 4 SEC 1 MapRef: DOC 2019030681 Abbreviated Description: Lot:3 Block:3 Subdivision:LAGO MAR POD 4 SEC 1 Map Ref:DOC 2019030681								
4	0Mi.	**13030 DANCING REED DR** **TEXAS CITY, TX 77568-1329**	03/24/2026			2275	//2	2020	4,944 SF	
		APN: 4479-0202-0018-000 Document #: 2026012873 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Section: 2 Subdivision: LAGO MAR POD FOUR 4 MapRef: DOC 2019030703 Abbreviated Description: Lot:18 Block:2 Section:2 Subdivision:LAGO MAR POD FOUR 4 Map Ref:DOC 2019030703								
5	.28Mi.	**2413 VILLAGE AZALEA DR** **TEXAS CITY, TX 77568-1298**	03/11/2026			1994	//2	2022	6,351 SF	
		APN: 4479-0301-0014-000 Document #: 2026010820 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: LAGO MAR POD 4 SEC 3 MapRef: DOC 2019036468 Abbreviated Description: Lot:14 Block:1 Subdivision:LAGO MAR POD 4 SEC 3 Map Ref:DOC 2019036468								
6	.31Mi.	**13312 LAGO ACERO LN** **TEXAS CITY, TX 77568-2047**	02/11/2026			2202	//2	2021	6,120 SF	
		APN: 4452-0101-0019-000 Document #: 2026006101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Section: 1 Subdivision: LAGO MAR POD 3 MapRef: DOC 2021007955 Abbreviated Description: Lot:19 Block:1 Section:1 Subdivision:LAGO MAR POD 3 Map Ref:DOC 2021007955City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY								
7	.15Mi.	**2209 WINDY GROVE DR** **TEXAS CITY, TX 77568-1328**	01/20/2026	$196,500	$113	1737	//2	2020	5,502 SF	
		APN: 4479-0101-0009-000 Document #: 2026002568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Section: 1 Subdivision: LAGO MAR POD 4 MapRef: FILE 2019030681 Abbreviated Description: Lot:9 Block:1 Section:1 Subdivision:LAGO MAR POD 4 Map Ref:FILE 2019030681								
8	.37Mi.	**13308 DIAMOND REEF LN** **TEXAS CITY, TX 77568-2040**	11/05/2025			1903	//2	2021	5,998 SF	
		APN: 4452-0102-0028-000 Document #: 2025052078 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 2 Subdivision: LAGO MAR POD 3 SEC 1 MapRef: FILE 2021002445 Abbreviated Description: Lot:28 Block:2 Subdivision:LAGO MAR POD 3 SEC 1 Map Ref:FILE 2021002445City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY								
9	.32Mi.	**13001 OCEAN BREEZE LN** **TEXAS CITY, TX 77568-2207**	10/15/2025			1795	//2	2020	6,669 SF	
		APN: 4494-0102-0001-000 Document #: 2025048665 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 1 Block: 2 Subdivision: LAGO MAR POD 5 SEC 1 MapRef: FILE 2020018249 Abbreviated Description: Lot:1 Block:2 Subdivision:LAGO MAR POD 5 SEC 1 Map Ref:FILE 2020018249

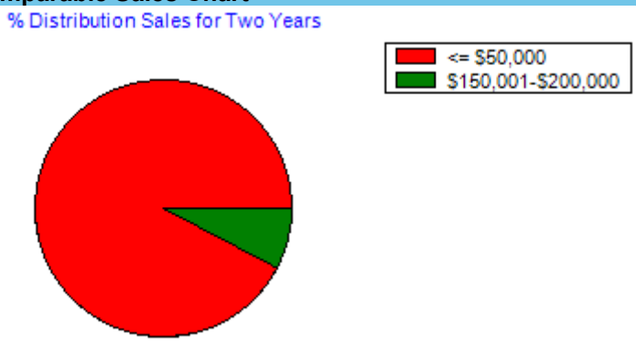
10 .35Mi. **13336 DIAMOND REEF LN** 08/11/2025 1828 //2 2021 6,617 SF
TEXAS CITY, TX 77568-2040
APN: 4452-0102-0023-000 Document #: 2025037445
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Section: 1 Subdivision: LAGO MAR POD THREE MapRef: DOC 2021002445 Abbreviated Description: Lot:23 Block:2 Section:1 Subdivision:LAGO MAR POD THREE Map Ref:DOC 2021002445

11 .29Mi. **12813 NARROW COVE DR** 07/31/2025 2523 //2 2019 21,109 SF
TEXAS CITY, TX 77568-2581
APN: 4476-0102-0012-000 Document #: 2025035716
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: LAGO MAR POD 7 SEC 1 MapRef: DOC 2016073786 Abbreviated Description: Lot:12 Block:2 Subdivision:LAGO MAR POD 7 SEC 1 Map Ref:DOC 2016073786

12 .47Mi. **2510 OCEAN KEY DR** 07/21/2025 2572 //3 2021 6,473 SF Yes
TEXAS CITY, TX 77568-1777
APN: 4474-0201-0018-000 Document #: 2025033928
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: LAGO MAR POD 6 SEC 2 MapRef: FILE 2019015557 Abbreviated Description: Lot:18 Block:1 Subdivision:LAGO MAR POD 6 SEC 2 Map Ref:FILE 2019015557

13 .31Mi. **12805 NARROW COVE DR** 07/16/2025 2602 //2 2018 11,047 SF
TEXAS CITY, TX 77568-2581
APN: 4476-0102-0011-000 Document #: 2025033205
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: LAGO MAR POD 7 SECTION 1 MapRef: DOC 2016073786 Abbreviated Description: Lot:11 Block:1 Subdivision:LAGO MAR POD 7 SECTION 1 Map Ref:DOC 2016073786

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.	**13102 DANCING REED DR**	**06/02/2020**	$275,720	$275,720	2,227	//2	2019	4,944 SF	
.01Mi.	**13034 DANCING REED DR**	**03/30/2020**	$261,047	$261,047	1,524	//2	2019	4,944 SF	
.01Mi.	**13106 DANCING REED DR**	**04/29/2020**	$362,010	$362,010	2,550	//3	2019	4,944 SF	
.02Mi.	**13030 DANCING REED DR**	**08/24/2020**	$319,000	$319,000	2,275	//2	2020	4,944 SF	
.02Mi.	**13110 DANCING REED DR**	**10/06/2023**	$262,222	$262,222	2,070	//2	2022	4,944 SF	
.02Mi.	**13101 LEISURE COVE DR**	**08/14/2020**	$358,390	$358,390	2,550	//3	2020	4,944 SF	
.02Mi.	**13026 DANCING REED DR**	**12/23/2020**	$296,890	$296,890	2,070	//3	2020	4,944 SF	
.02Mi.	**13114 DANCING REED DR**	**02/10/2022**	$265,590	$265,590	1,479	//2	2021	4,944 SF	
.02Mi.	**13033 LEISURE COVE DR**	**03/16/2022**	$268,570	$268,570	1,524	//2	2020	4,944 SF	
.02Mi.	**13105 LEISURE COVE DR**	**06/15/2020**	$281,897	$281,897	1,849	//2	2020	4,944 SF	
.03Mi.	**13109 LEISURE COVE DR**	**08/12/2024**	$363,880	$363,880	2,512	//2	2022	4,944 SF	
.03Mi.	**13022 DANCING REED DR**	**07/20/2020**	$255,450	$255,450	1,392	//2	2020	4,944 SF	
.03Mi.	**13118 DANCING REED DR**	**03/30/2023**	$277,558	$277,558	1,626	//2	2022	4,944 SF	
.03Mi.	**13113 LEISURE COVE DR**	**03/28/2024**	$265,590	$265,590	1,479	//2	2022	4,944 SF	
.03Mi.	**13101 DANCING REED DR**	**03/15/2022**	$301,840	$301,840	1,788	//3	2021	5,083 SF	
.04Mi.	**13105 DANCING REED DR**	**06/15/2021**	$284,640	$284,640	1,626	//2	2020	5,083 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.6 years old	Households:	6,960
Median Household Income:	$66,510	Households w/Family:	63%
Household Income Per Capita:	$34,996	Households w/Family Married:	44%
Most Common Education Level:	Some College	Households w/Family Children:	32%

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School District

School District Zone:	Dickinson Independent School District	Students:	12,554
Number of Schools:	19	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.25Mi.	**Dunbar Middle School** Number of Students: 558 Student-Teacher Ratio: 12.98	C-	Public	5 - 6
3.17Mi.	**Hughes Road Elementary School** Number of Students: 585 Student-Teacher Ratio: 15.91	C-	Public	PK - 4
4.85Mi.	**Dickinson High School** Number of Students: 3,810 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **13102 DANCING REED DR, TEXAS CITY, TX 77568-1349** 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	116%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	98%	SIMILAR
OVERALL	110%	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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