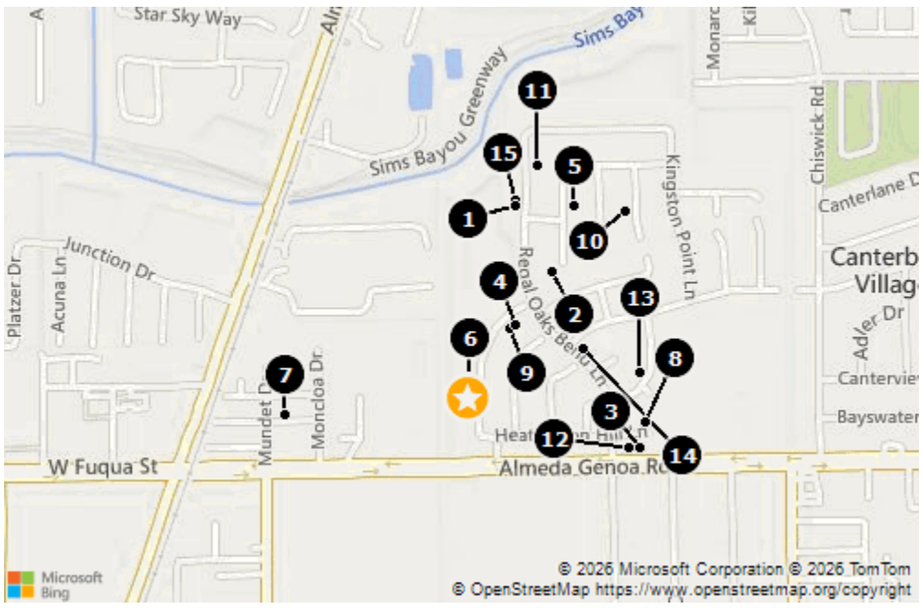
ICE SiteX Report

OrderID: 98444823

SiteX Property Information Report



Subject Property Location

13306 RIDGEWOOD KNOLL LN, HOUSTON, TX 77047-2728

County:	**HARRIS TX**	Census Tract:	482013309.012000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1250530030012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$183,180 - $242,820	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$50,922	Market Land Value:	$50,922	Tax Year:	2024
Assd Improvement:	$153,450	Market Improvment Value:	$153,450	Total Taxable Value:	$4,358
Total Assessed Value:	$204,372	Total Assessor Market Value:	$204,372	Delinquent Year:	
				Tax Account ID:	125-053-003-0012
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 3 Section: 1 District: 061 Subdivision: REGAL OAKS Map Ref: MAP 5351C

Abbreviated Description:	LT 12 BLK 3 REGAL OAKS SEC 1
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	4,678 SF	Bedrooms:	3	Pool:	
Building Area:	1168 SF	Baths:	2	Fireplace:	Yes
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2025	Sales Price:	N/A
Document #:	2025-140424 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/15/2025		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE Map Ref: MF 551262

Prior Transfer

Recording Date:	01/17/2024	Sales Price:	N/A
Document #:	2024-015471 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/10/2024		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE Map Ref: MF 551262

Mortgage Record

Recording Date:	04/20/2022	Loan Amount:	N/A
Document #:	2022-207380 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE

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Prior Transfer

Recording Date:	04/06/2022	Sales Price:	N/A
Document #:	2022-182775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2022		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Section: 1 Subdivision: REGAL OAKS Map Ref: MF 551262

Prior Transfer

Recording Date:	07/31/2020	Sales Price:	N/A
Document #:	2020-345972 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/2020		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SEC 1

Prior Transfer

Recording Date:	08/05/2015	Sales Price:	$93,758
Document #:	20150350836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2013	Sales Price:	N/A
Document #:	20130483795 BK-PG 088-82-0353	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2013		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Section: 1 Subdivision: REGAL OAKS Map Ref: FILE551262

Prior Transfer

Recording Date:	09/29/2008	Sales Price:	N/A
Document #:	20080492129 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2007	Sales Price:	$93,758
Document #:	20070634312 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/24/2007	Sales Price:	N/A
Document #:	20070451518 BK-PG 04752-1074	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/18/2007		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE

Mortgage Record

Recording Date:	07/26/2005	Loan Amount:	N/A
Document #:	Y641149 BK-PG 00895-2116	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2020	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE

Prior Transfer

Recording Date:	07/26/2005	Sales Price:	N/A
Document #:	Y641147 BK-PG 00895-2090	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/22/2005		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: REGAL OAKS SECTION ONE

Prior Transfer

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

Legal Description:
Lot: 12 Block: 3 Section: 1 District: 061 Subdivision: REGAL OAKS Map Ref: MAP 5351C
Abbreviated Description: LT 12 BLK 3 REGAL OAKS SEC 1
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	4,600 SF	Median # of Baths	2
Median Living Area	1,590 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	2 years to 21 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**12922 REGAL OAKS BEND LN HOUSTON, TX 77047-4454**	09/21/2026			1228	6/3/2	2006	4,600 SF	

APN: 1267980010005 Document #: 2026-382139

ICE SiteX Report

OrderID: 98444823

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: REGAL OAKS SECTION TWO 2 MapRef: MF 582062 Abbreviated Description: Lot:5 Block:1 Subdivision:REGAL OAKS SECTION TWO 2 Map Ref:MF 582062

2	.21Mi.	**13034 FENLAND FIELD LN** **HOUSTON, TX 77047-4460**	08/31/2026	2102	7/4/2	2006	6,974 SF

APN: 1267980020019 Document #: 2026-352657
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Section: 2 Subdivision: REGAL OAKS MapRef: MF 582062 Abbreviated Description: Lot:19 Block:2 Section:2 Subdivision:REGAL OAKS Map Ref:MF 582062

3	.25Mi.	**814 HEATHERTON HILL LN** **HOUSTON, TX 77047-2973**	08/18/2026	1378	5/3/2	2011	4,600 SF

APN: 1250530010004 Document #: 2026-335798
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: REGAL OAKS SECTION ONE Phase No: 1 MapRef: MF 551262 Abbreviated Description: Lot:4 Block:1 Subdivision:REGAL OAKS SECTION ONE Phase No:1 Map Ref:MF 551262

4	.12Mi.	**13115 RIDGEWOOD KNOLL LN** **HOUSTON, TX 77047-2725**	08/04/2026	1900	6/4/2	2006	4,983 SF

APN: 1250530040102 Document #: 2026-315590
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 102 Block: 4 Subdivision: REGAL OAKS SEC 1 MapRef: MF 551262 Abbreviated Description: Lot:102 Block:4 Subdivision:REGAL OAKS SEC 1 Map Ref:MF 551262

5	.31Mi.	**12931 FENLAND FIELD LN** **HOUSTON, TX 77047-4459**	07/09/2026	1897	7/4/3	2012	4,400 SF

APN: 1267980020030 Document #: 2026-274224
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 2 Subdivision: REGAL OAKS SECTION TWO 2 MapRef: MF 582062 Abbreviated Description: Lot:30 Block:2 Subdivision:REGAL OAKS SECTION TWO 2 Map Ref:MF 582062

6	.03Mi.	**13226 RIDGEWOOD KNOLL LN** **HOUSTON, TX 77047-2770**	06/04/2026	1935	8/4/2	2005	4,957 SF

APN: 1250530030016 Document #: 2026-220514
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 3 Subdivision: REGAL OAKS SECTION ONE MapRef: MF 551262 Abbreviated Description: Lot:16 Block:3 Subdivision:REGAL OAKS SECTION ONE Map Ref:MF 551262

7	.26Mi.	**3109 LA LATINA DR** **HOUSTON, TX 77047-0064**	05/15/2026	2370	7/3/3	2024	2,400 SF

APN: 1464180080015 Document #: 2026-191583
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 104 Block: 8 Subdivision: ALICANTE MapRef: MF 700975 Abbreviated Description: Lot:104 Block:8 Subdivision:ALICANTE Map Ref:MF 700975City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

8	.25Mi.	**819 HEATHERTON HILL LN** **HOUSTON, TX 77047-2974**	05/13/2026	1590	6/3/2	2007	5,005 SF

APN: 1250530010013 Document #: 2026-186739
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: REGAL OAKS SEC 1 MapRef: MF 561262 Abbreviated Description: Lot:13 Block:1 Subdivision:REGAL OAKS SEC 1 Map Ref:MF 561262Abbreviated Description:J W MOODY SURVEY ABSTRACT 548

9	.11Mi.	**13119 RIDGEWOOD KNOLL LN** **HOUSTON, TX 77047-2725**	04/28/2026	1206	5/3/2	2006	4,935 SF

APN: 1250530040101 Document #: 2026-162566
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 101 Block: 4 Subdivision: REGAL OAKS SECTION ONE MapRef: MF 551262 Abbreviated Description: Lot:101 Block:4 Subdivision:REGAL OAKS SECTION ONE Map Ref:MF 551262

10	.34Mi.	**12930 BELMONT LEGEND CT** **HOUSTON, TX 77047-4496**	04/02/2026	1376	6/3/2	2010	4,583 SF

APN: 1281110020020 Document #: 2026-124717
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Block: 4 Subdivision: PARK 288 SUBDIVISION MapRef: MF 606054 Abbreviated Description: Block:4 Subdivision:PARK 288 SUBDIVISION Map Ref:MF 606054

11	.34Mi.	**12831 REGAL OAKS BEND LN** **HOUSTON, TX 77047-4453**	01/21/2026	1206	5/3/2	2006	4,400 SF

APN: 1267980030030 Document #: 2026-21762
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 3 Section: 2 Subdivision: REGAL OAKS MapRef: MF 582062 Abbreviated Description: Lot:30 Block:3 Section:2 Subdivision:REGAL OAKS Map Ref:MF 582062

12	.24Mi.	**806 HEATHERTON HILL LN** **HOUSTON, TX 77047-2973**	01/15/2026	1378	6/3/2	2008	4,600 SF

APN: 1250530010002 Document #: 2026-15907
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Section: 1 Subdivision: REGAL OAKS MapRef: MF 551262 Abbreviated Description: Lot:2 Block:1 Section:1 Subdivision:REGAL OAKS Map Ref:MF 551262

13	.24Mi.	**13302 SEAGLER PARK LN** **HOUSTON, TX 77047-4478**	01/14/2026	1896	6/3/2	2005	5,423 SF

APN: 1267990020006 Document #: 2026-14974
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: REGAL OAKS SECTION FOUR 4 MapRef: MF 582066 Abbreviated Description: Lot:6 Block:2 Subdivision:REGAL OAKS SECTION FOUR 4 Map Ref:MF 582066

14	.18Mi.	**802 BLANCHARD HILL LN** **HOUSTON, TX 77047-4470**	01/05/2026	1530	7/4/2	2005	4,744 SF

APN: 1267990020025 Document #: 2026-3018
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 2 Subdivision: REGAL OAKS SEC 4 MapRef: MF 582066 Abbreviated Description: Lot:25 Block:2 Subdivision:REGAL OAKS SEC 4 Map Ref:MF 582066

15	.29Mi.	**12918 REGAL OAKS BEND LN** **HOUSTON, TX 77047-4454**	12/29/2025	1632	6/3/2	2007	4,600 SF

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APN: 1267980010006 Document #: 2025-508658
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: REGAL OAKS SEC 2 MapRef: MF 582062 Abbreviated Description: Lot:6 Block:1 Subdivision:REGAL OAKS SEC 2 Map Ref:MF 582062

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.	**13306 RIDGEWOOD KNOLL LN**		$204,372	$204,372	1,168	5/3/2	2005	4,678 SF	
.01Mi.	**13302 RIDGEWOOD KNOLL LN**		$235,639	$235,639	1,902	8/4/2	2005	4,670 SF	
.01Mi.	**13310 RIDGEWOOD KNOLL LN**		$197,317	$197,317	1,280	6/3/2	2005	4,687 SF	
.02Mi.	**13314 RIDGEWOOD KNOLL LN**		$239,859	$239,859	2,060	8/4/2	2005	4,696 SF	
.02Mi.	**13234 RIDGEWOOD KNOLL LN**		$202,968	$202,968	1,373	6/3/2	2005	4,661 SF	
.02Mi.	**13318 RIDGEWOOD KNOLL LN**		$227,113	$227,113	1,778	6/4/2	2005	4,704 SF	
.02Mi.	**13230 RIDGEWOOD KNOLL LN**		$234,467	$234,467	2,124	7/4/2	2005	4,713 SF	
.03Mi.	**13322 RIDGEWOOD KNOLL LN**		$213,414	$213,414	1,208	6/3/2	2005	4,713 SF	
.03Mi.	**13226 RIDGEWOOD KNOLL LN**		$224,945	$224,945	1,935	8/4/2	2005	4,957 SF	
.03Mi.	**13307 RIDGEWOOD KNOLL LN**		$172,034	$172,034	1,208	6/3/2	2005	4,400 SF	
.03Mi.	**13311 RIDGEWOOD KNOLL LN**		$193,347	$193,347	1,168	6/3/2	2005	4,400 SF	
.03Mi.	**13303 RIDGEWOOD KNOLL LN**		$211,769	$211,769	1,568	6/4/2	2005	4,400 SF	
.03Mi.	**13315 RIDGEWOOD KNOLL LN**		$217,803	$217,803	1,650	6/3/2	2005	4,400 SF	
.03Mi.	**13231 RIDGEWOOD KNOLL LN**		$196,986	$196,986	1,280	6/3/2	2005	4,400 SF	
.04Mi.	**13326 RIDGEWOOD KNOLL LN**		$224,531	$224,531	1,775	7/4/2	2005	4,722 SF	
.04Mi.	**13319 RIDGEWOOD KNOLL LN**		$290,260	$290,260	2,355	7/4/2	2005	4,400 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	35.7 years old	Households:	11,433
Median Household Income:	$77,776	Households w/Family:	68%
Household Income Per Capita:	$36,826	Households w/Family Married:	36%
Most Common Education Level:	Some College	Households w/Family Children:	37%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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4.03Mi. **Worthing High School** Number of Students: 751 Student-Teacher Ratio: 10.02		F	Public	9 - 12
1.07Mi. **Almeda Elementary School** Number of Students: 707 Student-Teacher Ratio: 15.37		C	Public	EE - 5
2.47Mi. **Lawson Middle School** Number of Students: 1,069 Student-Teacher Ratio: 14.64		D+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

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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