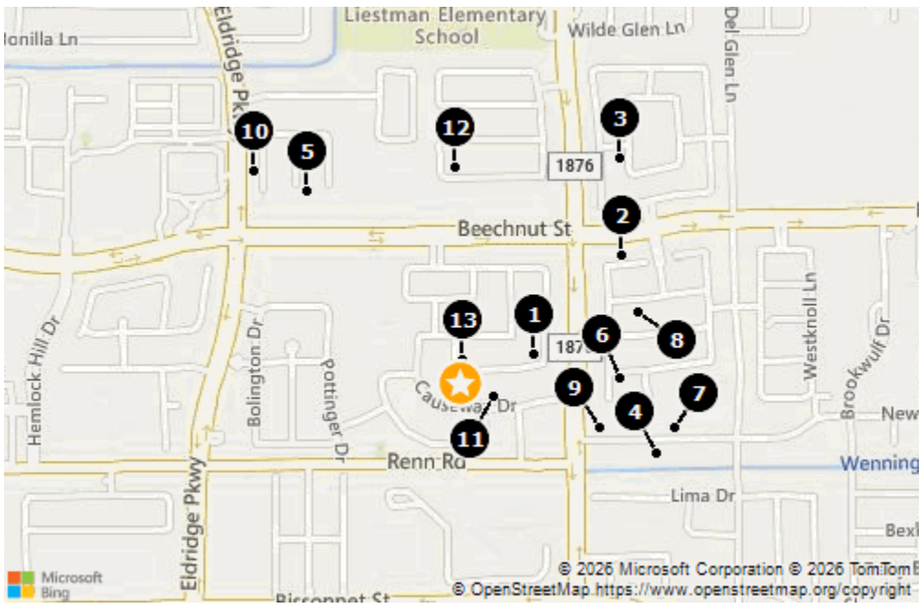
ICE SiteX Report

OrderID: 98263166

SiteX Property Information Report



Subject Property Location

13431 SANDERFORD LN, HOUSTON, TX 77083-7727

County:	**HARRIS TX**	Census Tract:	482014539.012008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1233870010043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$263,700 - $322,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	008 041 042 043
Assd Land Value:	$52,622	Market Land Value:	$52,622	Tax Year:	2024
Assd Improvement:	$241,278	Market Improvment Value:	$241,278	Total Taxable Value:	$2,350
Total Assessed Value:	$293,900	Total Assessor Market Value:	$293,900	Delinquent Year:	
				Tax Account ID:	123-387-001-0043
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 43 Block: 1 Section: 2 Subdivision: CRESCENT PARK Map Ref: MAP 4854C
Abbreviated Description: LT 43 BLK 1 CRESCENT PARK SEC 2

Property Characteristics

Lot Size:	6,094 SF	Bedrooms:	3	Pool:	
Building Area:	2440 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:	1	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:	05/11/2022	Sales Price:	N/A
Document #:	2022-249483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	N/A
Document #:	2021-611348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/22/2021		
Document Type:			

Legal Description:
Lot: 43 Block: 1 Section: 2 Subdivision: CRESCENT PARK Map Ref: MF 522097

Prior Transfer

Recording Date:	07/23/2019	Sales Price:	$142,400
Document #:	2019-316518 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/24/2019	Loan Amount:	N/A
Document #:	2019-217550 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	06/01/2039	Type Finance:	

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Legal Description:
Lot: 43 Block: 1 Section: 2 Subdivision: CRESCENT PARK

Prior Transfer

Recording Date:	04/01/2004	Sales Price:	N/A
Document #:	X503652 BK-PG 58380-1746	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/25/2004		
Document Type:			

Legal Description:
Lot: 43 Block: 1 Subdivision: CRESCENT PARK SECTION 2 Map Ref: MB522 PG97

Prior Transfer

Recording Date:	12/16/2003	Sales Price:	N/A
Document #:	X263369 BK-PG 57961-2370	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/25/2003		
Document Type:			

Legal Description:
Lot: 43 Block: 1 Subdivision: CRESCENT PARK SECTION 2

Prior Transfer

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

Legal Description:
Lot: 43 Block: 1 Section: 2 Subdivision: CRESCENT PARK Map Ref: MAP 4854C
Abbreviated Description: LT 43 BLK 1 CRESCENT PARK SEC 2

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,589 SF	Median # of Baths	2
Median Living Area	1,811 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	20 years to 47 years
Median Value		Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**13314 SANDERFORD LN HOUSTON, TX 77083-7724**	07/27/2026			1415	6/3/2	2003	5,859 SF	
		APN: 1233870020014 Document #: 2026-302706 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Section: 2 Subdivision: CRESCENT PARK MapRef: MF 522097 Abbreviated Description: Lot:14 Block:2 Section:2 Subdivision:CRESCENT PARK Map Ref:MF 522097City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
2	.29Mi.	**13118 BENTCREST CT HOUSTON, TX 77072-5614**	07/24/2026			1754	6/3/2	2004	5,022 SF	
		APN: 1249170010020 Document #: 2026-299654 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 1 Subdivision: CRESCENT PARK VILLAGE SEC 2 MapRef: MF 549143 Abbreviated Description: Lot:20 Block:1 Subdivision:CRESCENT PARK VILLAGE SEC 2 Map Ref:MF 549143								
3	.39Mi.	**8110 SINGING SONNET LN HOUSTON, TX 77072-0130**	07/20/2026			1541	4/2/2	2006	1,869 SF	
		APN: 1269310030049 Document #: 2026-290568 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 49 Block: 3 Section: 3 Subdivision: CRESCENT PARK VILLAGE MapRef: MF 584192 Abbreviated Description: Lot:49 Block:3 Section:3 Subdivision:CRESCENT PARK VILLAGE Map Ref:MF 584192								
4	.29Mi.	**13103 NEWBROOK DR HOUSTON, TX 77072-3813**	07/15/2026			1872	6/3/2	1979	6,630 SF	
		APN: 1108330000012 Document #: 2026-285291 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 4 Subdivision: BECKFORD PLACE MapRef: VOL 247 PG 136 Abbreviated Description: Lot:12 Block:4 Subdivision:BECKFORD PLACE Map Ref:VOL 247 PG 136								
5	.35Mi.	**8131 GOLDEN TRACE CT HOUSTON, TX 77083-6941**	06/24/2026			1791	6/3/2	2006	6,835 SF	
		APN: 1272070010037 Document #: 2026-250794 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 1 Subdivision: ELDRIDGE TRACE MapRef: MF 589087 Abbreviated Description: Lot:37 Block:1 Subdivision:ELDRIDGE TRACE Map Ref:MF 589087								
6	.23Mi.	**8531 VILLAGE ROSE LN HOUSTON, TX 77072-5650**	05/04/2026			1811	7/3/2	2004	5,515 SF	
		APN: 1249170010054 Document #: 2026-172801 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 54 Block: 1 Section: 2 Subdivision: CRESCENT PARK VILLAGE MapRef: MF 549143 Abbreviated Description: Lot:54 Block:1 Section:2 Subdivision:CRESCENT PARK VILLAGE Map Ref:MF 549143								
7	.31Mi.	**13038 NEWBROOK DR HOUSTON, TX 77072-3812**	04/20/2026			1700	6/3/2	1979	6,133 SF	
		APN: 1108300000015 Document #: 2026-147985 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: BECKFORD PLACE MapRef: VOL 247 PG 136 Abbreviated Description: Lot:15 Block:1 Subdivision:BECKFORD PLACE Map Ref:VOL 247 PG 136								
8	.27Mi.	**13115 HILL CANYON LN HOUSTON, TX 77072-5636**	04/01/2026			2000	7/3/2	2005	4,822 SF	
		APN: 1249170030011 Document #: 2026-124394 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 11 Block: 3 Subdivision: CRESCENT PARK VILLAGE SEC 2 MapRef: MF 549143 Abbreviated Description: Lot:11 Block:3 Subdivision:CRESCENT PARK VILLAGE SEC 2 Map Ref:MF 549143

9	.21Mi.	**13138 NEWBROOK DR** **HOUSTON, TX 77072-3814**	04/01/2026	1872	6/3/2	1979	6,081 SF

APN: 1108300000003 Document #: 2026-124162
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: BECKFORD PLACE MapRef: VOL 247 PG 136 Abbreviated Description: Lot:3 Block:1 Subdivision:BECKFORD PLACE Map Ref:VOL 247 PG 136

10	.42Mi.	**8118 SIENNA TRACE CT** **HOUSTON, TX 77083-7366**	03/23/2026	2600	8/4/2	2006	4,434 SF

APN: 1272070010057 Document #: 2026-108292
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Block: 1 Subdivision: ELDRIDGE TRACE MapRef: MF 589087 Abbreviated Description: Lot:57 Block:1 Subdivision:ELDRIDGE TRACE Map Ref:MF 589087City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

11	.05Mi.	**8651 CAUSEWAY DR** **HOUSTON, TX 77083-6030**	03/12/2026	2388	7/3/2	1981	6,299 SF

APN: 1148860020009 Document #: 2026-92611
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Section: 1 Subdivision: OLYMPIA MapRef: VOL 299 PG 92 Abbreviated Description: Lot:9 Block:2 Section:1 Subdivision:OLYMPIA Map Ref:VOL 299 PG 92

12	.3Mi.	**13330 VINEYARD FALLS DR** **HOUSTON, TX 77083-7908**	03/05/2026	2604	8/3/2	2005	4,600 SF

APN: 1261310030019 Document #: 2026-84387
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Section: 1 Subdivision: BEECHNUT LANDING MapRef: MF 570203 Abbreviated Description: Lot:15 Block:3 Section:1 Subdivision:BEECHNUT LANDING Map Ref:MF 570203

13	.03Mi.	**13426 SANDERFORD LN** **HOUSTON, TX 77083-7726**	03/02/2026	1545	7/3/2	2004	5,589 SF

APN: 1233870020025 Document #: 2026-77767
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 2 Section: 2 Subdivision: CRESCENT PARK MapRef: MF 522097 Abbreviated Description: Lot:25 Block:2 Section:2 Subdivision:CRESCENT PARK Map Ref:MF 522097

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.	**13431 SANDERFORD LN**		$293,900	$293,900	2,440	5/3/2	2003	6,094 SF	
.01Mi.	**13427 SANDERFORD LN**		$277,092	$277,092	2,452	6/3/2	2003	5,393 SF	
.01Mi.	**13435 SANDERFORD LN**		$270,178	$270,178	2,030	6/3/2	2003	7,671 SF	
.02Mi.	**13423 SANDERFORD LN**		$221,335	$221,335	1,436	6/3/2	2003	5,393 SF	
.02Mi.	**8635 CAUSEWAY DR**		$224,000	$224,000	2,464	9/4/2	1981	6,299 SF	
.02Mi.	**8523 CORBEL LN**		$263,827	$263,827	1,945	6/3/2	2003	7,636 SF	
.02Mi.	**8631 CAUSEWAY DR**		$249,651	$249,651	2,008	6/3/2	1981	6,050 SF	
.02Mi.	**8639 CAUSEWAY DR**		$264,920	$264,920	2,153	8/3/2	1981	6,299 SF	
.03Mi.	**13419 SANDERFORD LN**		$264,335	$264,335	2,018	7/3/2	2003	5,393 SF	
.03Mi.	**8623 CAUSEWAY DR**		$255,755	$255,755	2,394	8/4/2	1981	5,998 SF	
.03Mi.	**8643 CAUSEWAY DR**		$209,872	$209,872	1,574	7/3/2	1983	6,299 SF	
.03Mi.	**13426 SANDERFORD LN**		$243,800	$243,800	1,545	7/3/2	2004	5,589 SF	
.03Mi.	**8519 CORBEL LN**		$295,604	$295,604	2,410	7/3/2	2003	6,416 SF	
.03Mi.	**13422 SANDERFORD LN**		$309,818	$309,818	2,410	7/3/2	2002	5,171 SF	
.04Mi.	**13415 SANDERFORD LN**		$347,788	$347,788	2,992	8/4/2	2002	5,393 SF	
.04Mi.	**8615 CAUSEWAY DR**		$264,938	$264,938	2,464	9/5/2	1981	5,850 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	65%

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Demographics & Income

Median Age:	37.5 years old	Households:	24,688
Median Household Income:	$64,765	Households w/Family:	80%
Household Income Per Capita:	$26,666	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Elsik High School** Number of Students: 4,057 Student-Teacher Ratio: 17.75 Advanced Placement: Yes	D+	Public	10 - 12
2.03Mi.	**Hastings High School** Number of Students: 3,786 Student-Teacher Ratio: 14.05	D-	Public	10 - 12
1.08Mi.	**Youngblood Intermediate School** Number of Students: 864 Student-Teacher Ratio: 15.6	C	Public	5 - 6
1.15Mi.	**Taylor High School** Number of Students: 2,838 Student-Teacher Ratio: 16.55 Advanced Placement: Yes	C	Public	9 - 12
0.55Mi.	**Alexander Elementary School** Number of Students: 609 Student-Teacher Ratio: 10.88	B-	Public	EE - 4
2.72Mi.	**Albright Middle School** Number of Students: 945 Student-Teacher Ratio: 13.32 Advanced Placement: Yes	B-	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	66%	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.
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