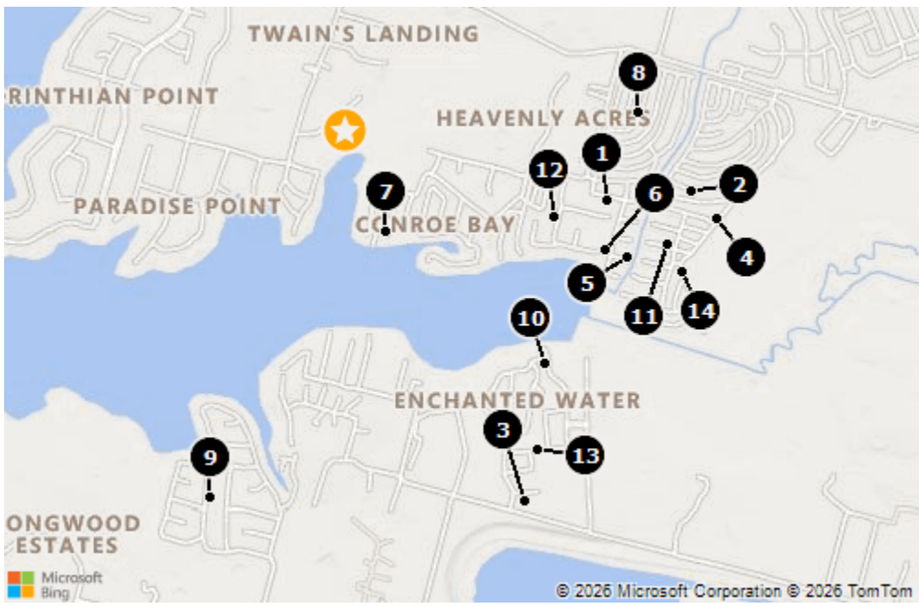
ICE SiteX Report

OrderID: 98722813

SiteX Property Information Report



Subject Property Location

13537 ENCHANTED CV, WILLIS, TX 77318-7481

County:	**MONTGOMERY TX**	Census Tract:	483396942.041000
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	4549-00-00500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	31	Common Confidence Score:	24
Value Range:	$144,900 - $275,100	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F01,GMO,HM1,JNH
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$63,518	Market Improvment Value:	$63,518	Total Taxable Value:	$744
Total Assessed Value:	$138,518	Total Assessor Market Value:	$138,518	Delinquent Year:	
				Tax Account ID:	R268425
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 1 Subdivision: ENCHANTED COVE

Abbreviated Description:	S454900 - ENCHANTED COVE, BLOCK 1, LOT 5, SERIAL # TXFL584AC1819CY11, TITLE # CANCELLED, LABEL # PFS0895354, ACRES 1
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1904 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:	4	A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	N/A
Document #:	2026076035 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/03/2015	Sales Price:	N/A
Document #:	2015088321 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 5 Block: 1 Subdivision: ENCHANTED COVE
Abbreviated Description: S454900 - ENCHANTED COVE, BLOCK 1, LOT 5, SERIAL # TXFL584AC1819CY11, TITLE # CANCELLED, LABEL # PFS0895354, ACRES 1
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	09/03/2015	Sales Price:	N/A
Document #:	2015088321 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2015		
Document Type:			

ICE SiteX Report

OrderID: 98722813

Legal Description:
Lot: 5 Block: 1 Subdivision: ENCHANTED COVE Map Ref: CAB L PG85

Prior Transfer

Recording Date:	05/12/2011	Sales Price:	N/A
Document #:	2011040650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/04/2011		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: ENCHANTED COVE Map Ref: CAB L PG85
Abbreviated Description: PRIOR REF 2011039486 05/10/2011

Prior Transfer

Recording Date:	05/10/2011	Sales Price:	N/A
Document #:	2011039486 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/04/2011		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: ENCHANTED GARDENS Map Ref: CAB L PG85
Abbreviated Description: PRIOR REF 2011038727 05/06/2011

Prior Transfer

Recording Date:	05/05/2011	Sales Price:	N/A
Document #:	2011038111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2011		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: ENCHANTED COVE Map Ref: CAB L PG85

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	N/A
Document #:	2010097142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/29/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: ENCHANTED COVE Map Ref: CAB L PG85

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,300 SF	Median # of Baths	
Median Living Area	1,007 SF	Median Year Built	1995
Price Range - 2 Yrs		Age Range	7 years to 48 years
Median Value		Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**11849 NELWOOD ST** **WILLIS, TX 77318-7278**	09/24/2026			896	//	1992	6,300 SF	
	APN: 9462-01-61270 Document #: 2026102181 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 15 Block: 24 Section: 1 Subdivision: WALNUT COVE MapRef: CAB C SH 181-A Abbreviated Description: Lot:15 Block:24 Section:1 Subdivision:WALNUT COVE Map Ref:CAB C SH 181-A									
2	.98Mi.	**11946 CANAL ST** **WILLIS, TX 77318-7242**	09/21/2026			1120	//	1985	6,300 SF	
	APN: 9462-01-48250 Document #: 2026100768 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 25 Block: 11 Section: 1 Subdivision: WALNUT COVE MapRef: CAB C SH 181-A Abbreviated Description: Lot:25 Block:11 Section:1 Subdivision:WALNUT COVE Map Ref:CAB C SH 181-A									
3	1.15Mi.	**13202 HILLTOP CT** **WILLIS, TX 77318-4225**	08/31/2026			1216	//	1998	7,361 SF	
	APN: 4552-04-05200 Document #: 2026093423 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 3 Block: 5 Section: 4 Subdivision: ENCHANTED WATERS MapRef: CAB 1 SH 120&121 Abbreviated Description: Lot:3 Block:5 Section:4 Subdivision:ENCHANTED WATERS Map Ref:CAB 1 SH 120&121									
4	1.06Mi.	**9855 ARBOR OAK** **WILLIS, TX 77318-7222**	08/10/2026				//		3,860 SF	
	APN: 9462-01-50310 Document #: 2026085295 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 55 Block: 2 Subdivision: WALNUT COVE 01 Abbreviated Description: Lot:55 Block:2 Subdivision:WALNUT COVE 01									
5	.86Mi.	**8592 WAYWOOD** **WILLIS, TX 77318-6320**	07/10/2026			728	//	1978	3,150 SF	
	APN: 9462-01-59630 Document #: 2026073708 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 70&71 Section: 1 Subdivision: WALNUT COVE MapRef: CAB C SH 181A Abbreviated Description: Lot:70&71 Subdivision:WALNUT COVE Map Ref:CAB C SH 181AAbbreviated Description:PORTION LOT71									
6	.8Mi.	**12602 PARADISE VIEW CT** **WILLIS, TX 77318-4248**	06/25/2026			1368	//	2019	10,820 SF	
	APN: 7753-00-05200 Document #: 2026067152 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Block: 5 Section: 1 Subdivision: PARADISE COVE MapRef: CAB M SH 24 Abbreviated Description: Lot:7 Block:5 Section:1 Subdivision:PARADISE COVE Map Ref:CAB M SH 24									
7	.24Mi.	**15089 SHARK ALY** **WILLIS, TX 77318-3283**	06/18/2026			1008	//	1992	22,216 SF	
	APN: 0042-01-03830 Document #: 2026064270									

ICE SiteX Report

OrderID: 98722813

Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal:

8	.82Mi.	**11753 WHITE CEDAR ST** **WILLIS, TX 77318-7667**	05/15/2026	952	//	1979	6,550 SF

APN: 9462-02-48600 Document #: 2026050450
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 49 Block: 6 Section: 2 Subdivision: WALNUT COVE MapRef: CAB C SH 182-B Abbreviated Description: Lot:49 Block:6 Section:2 Subdivision:WALNUT COVE Map Ref:CAB C SH 182-B

9	1.09Mi.	**14338 W RAVINE RUN** **WILLIS, TX 77318-7414**	05/15/2026	960	//	1994	3,462 SF

APN: 8627-00-16300 Document #: 2026050285
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 22 Block: 7 Section: 1 Subdivision: SHADOW BAY MapRef: CAB C SH 172A Abbreviated Description: Lot:22 Block:7 Section:1 Subdivision:SHADOW BAY Map Ref:CAB C SH 172A

10	.85Mi.	**13236 ENCHANTED VIS** **WILLIS, TX 77318-4211**	05/11/2026	1216	//	1999	5,290 SF

APN: 4552-02-01500 Document #: 2026047958
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 4 Block: 2B Section: 2 Subdivision: ENCHANTED WATERS MapRef: CAB G SH 185-A Abbreviated Description: Lot:4 Block:2B Section:2 Subdivision:ENCHANTED WATERS Map Ref:CAB G SH 185-A

11	.96Mi.	**9388 ELKWOOD ST** **WILLIS, TX 77318-7254**	04/17/2026	896	//	1995	6,300 SF

APN: 9462-01-51650 Document #: 2026038715
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 60-62 Block: 13 Section: 1 Subdivision: WALNUT COVE MapRef: CAB C SH 181-A Abbreviated Description: Lot:60-62 Block:13 Section:1 Subdivision:WALNUT COVE Map Ref:CAB C SH 181-A

12	.63Mi.	**15203 PARADISE COVE DR** **WILLIS, TX 77318-4245**	04/13/2026	1232	//	2003	8,799 SF

APN: 7753-00-02700 Document #: 2026036284
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Block: 3 Subdivision: PARADISE COVE MapRef: CAB M SH 24 Abbreviated Description: Lot:1 Block:3 Subdivision:PARADISE COVE Map Ref:CAB M SH 24

13	1.04Mi.	**13253 ENCHANTED CT** **WILLIS, TX 77318-4204**	04/13/2026	1005	//	2010	5,166 SF

APN: 4552-00-02500 Document #: 2026036312
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 Block: 3 Subdivision: ENCHANTED WATERS REPLAT MapRef: CAB G SH 188B Abbreviated Description: Lot:13 Block:3 Subdivision:ENCHANTED WATERS REPLAT Map Ref:CAB G SH 188B

14	1.02Mi.	**9871 ARBOR OAK** **WILLIS, TX 77318-7222**	04/10/2026	1216	//	1998	7,200 SF

APN: 9462-01-57540 Document #: 2026035424
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 40-42 Block: 18 Subdivision: WALNUT COVE MapRef: CAB C SH 181A Abbreviated Description: Lot:40-42 Block:18 Subdivision:WALNUT COVE Map Ref:CAB C SH 181A

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.

ICE SiteX Report

OrderID: 98722813

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.	**13537 ENCHANTED CV**	**09/03/2015**	$138,518	$138,518	1,904		2005	1 SF	
.02Mi.	**13531 ENCHANTED CV**	**05/16/2024**	$134,464	$134,464	2,432		2002	1 SF	
.02Mi.	**13543 ENCHANTED CV**		$107,505	$107,505	1,976		2018		
.02Mi.	**13543 ENCHANTED CV**	**10/23/2009**	$89,902	$89,902	1,216		1997	1 SF	
.04Mi.	**13519 ENCHANTED CV**	**09/28/2020**	$81,828	$81,828	1,216		1996	1 SF	
.04Mi.	**13549 ENCHANTED CV**	**09/03/2008**	$167,413	$167,413	2,736		2003	1 SF	
.05Mi.	**13513 ENCHANTED CV**	**01/16/2014**	$116,669	$116,669	2,280		2005	1 SF	
.06Mi.	**13555 ENCHANTED CV**	**08/15/1999**	$120,079	$120,079	2,128		1999	1 SF	
.08Mi.	**13507 ENCHANTED CV**	**06/06/2024**	$30,000	$30,000	1,920		2000		
.09Mi.	**14319 SHEPARD HILL RD**	**06/21/2023**	$149,310	$149,310	1,200		2005	2 SF	
.1Mi.	**14347 SHEPARD HILL RD**	**06/24/2005**	$155,356	$134,395	1,568		2006	2 SF	
.1Mi.	**14385 SHEPARD HILL RD**	**01/11/1999**	$120,438	$120,438	1,176		1999	2 SF	
.11Mi.	**13501 ENCHANTED CV**	**08/20/2015**	$86,415	$69,986	1,120		2003	1 SF	
.11Mi.	**13494 ENCHANTED CV**	**01/06/2021**	$118,428	$118,428	2,052		2010	1 SF	
.12Mi.	**14393 SHEPARD HILL RD**		$40,161	$40,161	850		2020		
.13Mi.	**14379 SHEPARD HILL RD**	**02/20/2004**	$90,783	$83,720	1,344		1997	2 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	48.6 years old	Households:	8,833
Median Household Income:	$98,698	Households w/Family:	77%
Household Income Per Capita:	$48,933	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Willis Independent School District	Students:	9,313
Number of Schools:	12	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.98Mi.	**Parmley Elementary School** Number of Students: 631 Student-Teacher Ratio: 16.18	C+	Public	KG - 5
4.60Mi.	**Lynn Lucas Middle School** Number of Students: 901 Student-Teacher Ratio: 16.38	D-	Public	6 - 8
6.84Mi.	**Willis High School** Number of Students: 2,809 Student-Teacher Ratio: 19.64 Advanced Placement: Yes	C-	Public	9 - 12
4.74Mi.	**Roark Early Education Center** Number of Students: 348 Student-Teacher Ratio: 21.75	NA	Public	EE - PK

Flood Report

The Subject Property of **13537 ENCHANTED CV, WILLIS, TX 77318-7481** 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	90%	LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	55%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	117%	HIGHER

Disaster Alerts

3/19/2025 - Pauline Road Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98722813

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.