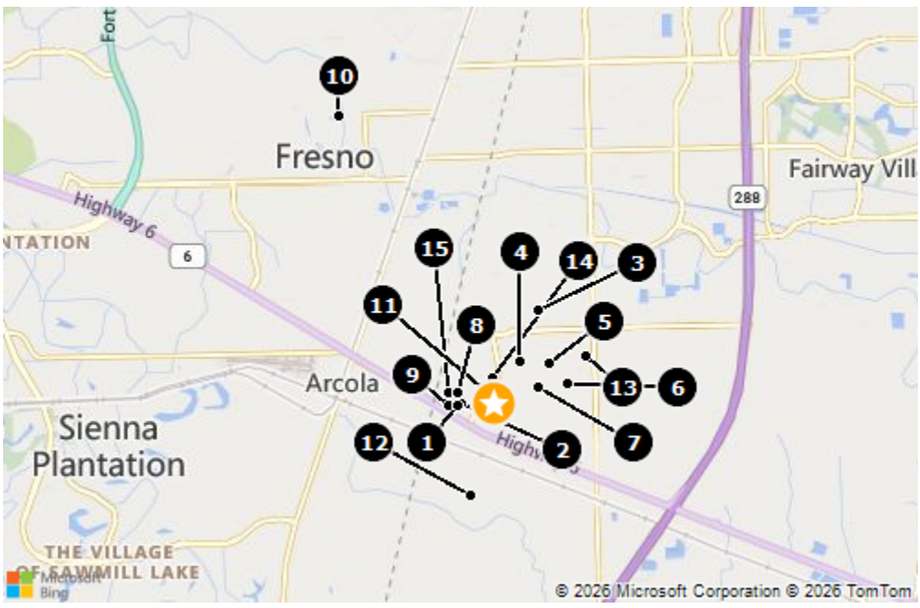
ICE SiteX Report

OrderID: 98722685

SiteX Property Information Report



Subject Property Location

13703 BROAD OAKS LN, ROSHARON, TX 77583-2031

County:	**BRAZORIA TX**	Census Tract:	480396606.142000
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	7457-2003-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$295,200 - $360,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GBC M21 RDB
Assd Land Value:	$25,170	Market Land Value:	$25,170	Tax Year:	
Assd Improvement:	$303,880	Market Improvment Value:	$303,880	Total Taxable Value:	
Total Assessed Value:	$329,050	Total Assessor Market Value:	$329,050	Delinquent Year:	
				Tax Account ID:	R542180
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 3 Section: 2 Subdivision: SAVANNAH MEADOWS SEC 2

Abbreviated Description:	SAVANNAH MEADOWS SEC 2 (A0403 ACH&B) BLK 3 LOT 6
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	5,719 SF	Bedrooms:		Pool:	Yes
Building Area:	2354 SF	Baths:	3	Fireplace:	1
Year Built:	2003	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Electric
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:	08/11/2026	Sales Price:	$353,479
Document #:	2026039798 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/01/2025	Sales Price:	N/A
Document #:	2025057647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/18/2025	Sales Price:	$356,400
Document #:	2025055720 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/14/2025		
Document Type:			
Legal Description:			

Lot: 6 Block: 3 Section: 2 Subdivision: SAVANNAH MEADOWS Map Ref: VOL 22 PG 273

Prior Transfer

Recording Date:	11/14/2025	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722685

Document #:	BK-PG 2025 -55720	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 3 Section: 2 Subdivision: SAVANNAH MEADOWS SEC 2
Abbreviated Description: SAVANNAH MEADOWS SEC 2 (A0403 ACH&B) BLK 3 LOT 6
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	10/25/2023	Sales Price:	N/A
Document #:	2023048169 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/23/2023		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Section: 2 Subdivision: SAVANNNAH MEADOWS Map Ref: VOL 22 PG 273

Prior Transfer

Recording Date:	09/08/2016	Sales Price:	N/A
Document #:	2016043805 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2013	Sales Price:	$148,721
Document #:	2013029398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2013	Loan Amount:	N/A
Document #:	2013026263 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 6 Block: 3 Section: 2 Subdivision: SAVANNAH MEADOWS

Mortgage Record

Recording Date:	11/19/2007	Loan Amount:	N/A
Document #:	2007064632 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:
Lot: 6 Block: 3 Subdivision: SAVANNAH MEADOWS SECTION TWO

Prior Transfer

Recording Date:	07/28/2003	Sales Price:	N/A
Document #:	03-045975 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/22/2003		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Subdivision: SAVANNAH MEADOWS SECTION TWO Map Ref: MB22 PG273

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,187 SF	Median # of Baths	3
Median Living Area	2,272 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	1 years to 46 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	.42Mi.	**5708 SHADY HOLLOW CT** **ROSHARON, TX 77583-2055**	09/09/2026			2128	//1	2002	7,301 SF	
		APN: 7461-1002-030 Document #: 2026044844 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 36 Block: 2 Section: 1 Subdivision: SAVANNAH RIDGE Phase No: 1 MapRef: MB 22 PG 181 Abbreviated Description: Lot:36 Block:2 Section:1 Subdivision:SAVANNAH RIDGE Phase No:1 Map Ref:MB 22 PG 181								
2	.38Mi.	**5701 SHADY HOLLOW CT** **ROSHARON, TX 77583-2055**	07/10/2026			1825	//1	2002	6,778 SF	
		APN: 7461-1002-012 Document #: 2026033911 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 2 Subdivision: SAVANNAH RIDGE SECTION ONE 1 MapRef: VOL 22 PG 181 Abbreviated Description: Lot:12 Block:2 Subdivision:SAVANNAH RIDGE SECTION ONE 1 Map Ref:VOL 22 PG 181								
3	1.18Mi.	**4810 SUNSET PARK LN** **ROSHARON, TX 77583-1430**	07/08/2026			3386	//5	2015	7,187 SF	
		APN: 6069-2001-008 Document #: 2026033309 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 1 Section: 2 Subdivision: LAUREL HEIGHTS AT SAVANNAH MapRef: FILE 2014020060 Abbreviated Description: Lot:8 Block:1 Section:2 Subdivision:LAUREL HEIGHTS AT SAVANNAH Map Ref:FILE 2014020060								
4	.57Mi.	**13402 TIMBEROAK CT** **ROSHARON, TX 77583-2283**	06/25/2026			2731	//3	2006	8,533 SF	
		APN: 7452-1001-047 Document #: 2026031028 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 47 Block: 1 Subdivision: SAVANNAH BEND SECTION ONE MapRef: VOL 24 PG 360 Abbreviated Description: Lot:47 Block:1 Subdivision:SAVANNAH BEND SECTION ONE Map Ref:VOL 24 PG 360								
5	.76Mi.	**5405 SPEAR TRAIL LN** **ROSHARON, TX 77583-2542**	05/29/2026			3050	//4	2014	6,599 SF	
		APN: 7452-2002-059 Document #: 2026025979								

ICE SiteX Report

OrderID: 98722685

Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 59 Block: 2 Section: 2 Subdivision: SAVANNAH BEND MapRef: FILE 2007058922 Abbreviated Description: Lot:59 Block:2 Section:2 Subdivision:SAVANNAH BEND Map Ref:FILE 2007058922

6	.85Mi.	**5518 RIO ALAMO ST** **ROSHARON, TX 77583-4002**	04/30/2026	1968	//1	2006	5,027 SF

APN: 2820-1003-043 Document #: 2026020745
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 43 Block: 3 Subdivision: COLD RIVER RANCH SUBDIVISION Phase No: 1 MapRef: VOL 24 PG 356-358 Abbreviated Description: Lot:43 Block:3 Subdivision:COLD RIVER RANCH SUBDIVISION Phase No:1 Map Ref:VOL 24 PG 356-358

7	.54Mi.	**5601 SAVANNAH WOODS LN** **ROSHARON, TX 77583-2186**	04/06/2026	2500	//3	2006	5,998 SF

APN: 7457-4004-026 Document #: 2026015752
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 26 Block: 4 Section: 4 Subdivision: SAVANNAH MEADOWS MapRef: VOL 24 PG 117 Abbreviated Description: Lot:26 Block:4 Section:4 Subdivision:SAVANNAH MEADOWS Map Ref:VOL 24 PG 117

8	.44Mi.	**14112 SPRING KNOLL LN** **ROSHARON, TX 77583-2164**	01/28/2026	2128	//1	2004	7,401 SF

APN: 7461-3002-022 Document #: 2026003791
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 22 Block: 2 Section: 3 Subdivision: SAVANNAH RIDGE MapRef: VOL 23 PG 217 Abbreviated Description: Lot:22 Block:2 Section:3 Subdivision:SAVANNAH RIDGE Map Ref:VOL 23 PG 217

9	.51Mi.	**14207 ROLLING HILLS LN** **ROSHARON, TX 77583-2075**	01/28/2026	2272	//1	2003	7,379 SF

APN: 7461-2002-018 Document #: 2026003787
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 18 Block: 2 Section: 2 Subdivision: SAVANNAH RIGDE MapRef: VOL 23 PG 51 Abbreviated Description: Lot:18 Block:2 Section:2 Subdivision:SAVANNAH RIGDE Map Ref:VOL 23 PG 51

10	1.31Mi.	**831 EVERGREEN FOREST LN** **ROSHARON, TX 77583-5816**	01/27/2026	1762	//1	2025	5,998 SF

APN: 1196-1004-004 Document #: 2026003324
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 4 Subdivision: ALDENA SECTION ONE MapRef: FILE 2025009791 Abbreviated Description: Lot:4 Block:4 Subdivision:ALDENA SECTION ONE Map Ref:FILE 2025009791

11	.07Mi.	**13617 JASMINE CREEK LN** **ROSHARON, TX 77583-2079**	09/17/2025	2243	//3	2003	7,710 SF

APN: 7457-2002-011 Document #: 2025044772
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11 Block: 2 Subdivision: SAVANNAH MEADOWS MapRef: VOL 22 PG 273 Abbreviated Description: Lot:11 Block:2 Subdivision:SAVANNAH MEADOWS Map Ref:VOL 22 PG 273

12	1.04Mi.	**6802 CLARA LN** **ROSHARON, TX 77583-3664**	08/21/2025	4942	//3	1980	87,120 SF

APN: 0280-0002-050 Document #: 2025040042
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Subdivision: FURNACE PLACE SECTION 2 Tract No: 9&91 Abbreviated Description: Subdivision:FURNACE PLACE SECTION 2 Tract No:9&91

13	1.16Mi.	**12608 RIO LINDO ST** **ROSHARON, TX 77583-4076**	07/01/2025	1218	//1	2007	5,502 SF

APN: 2820-2007-004 Document #: 2025030928
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 7 Subdivision: COLD RIVER RANCH Phase No: 2 MapRef: FILE 2006021562 Abbreviated Description: Lot:4 Block:7 Subdivision:COLD RIVER RANCH Phase No:2 Map Ref:FILE 2006021562

14	.3Mi.	**5512 CANYON BLUFF LN** **ROSHARON, TX 77583-2091**	06/09/2025	4004	//5	2004	11,299 SF

APN: 7464-1002-015 Document #: 2025027109
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 15 Block: 2 Subdivision: SAVANNAH LANDING SECTION ONE MapRef: VOL 23 PG 187&188 Abbreviated Description: Lot:15 Block:2 Subdivision:SAVANNAH LANDING SECTION ONE Map Ref:VOL 23 PG 187&188

15	.54Mi.	**14213 STONE BLUFF LN** **ROSHARON, TX 77583-3362**	06/03/2025	2786	//4	2003	6,800 SF

APN: 7461-2001-004 Document #: 2025025991
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 1 Section: 2 Subdivision: SAVANNAH RIDGE MapRef: VOL 23 PG 51-52 Abbreviated Description: Lot:4 Block:1 Section:2 Subdivision:SAVANNAH RIDGE Map Ref:VOL 23 PG 51-52

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.

ICE SiteX Report

OrderID: 98722685

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.	**13703 BROAD OAKS LN**	**11/14/2025**	$329,050	$329,050	2,354	//3	2003	5,719 SF	Yes
.02Mi.	**13707 BROAD OAKS LN**	**04/11/2024**	$293,760	$293,760	2,431	//3	2002	6,029 SF	
.04Mi.	**13711 BROAD OAKS LN**	**04/11/2003**	$303,010	$303,010	2,461	//3	2002	5,863 SF	
.05Mi.	**5718 MEADOW BREEZE LN**	**05/01/2006**	$293,290	$293,290	2,429	//3	2003	6,098 SF	
.06Mi.	**5720 MEADOW BREEZE LN**	**05/31/2012**	$288,269	$288,269	2,461	//3	2003	6,098 SF	
.07Mi.	**13617 JASMINE CREEK LN**	**09/12/2025**	$306,070	$306,070	2,243	//3	2003	7,710 SF	
.07Mi.	**5722 MEADOW BREEZE LN**	**11/25/2014**	$255,634	$255,634	1,821	//1	2003	5,942 SF	
.08Mi.	**5709 MONTCLAIR HILL LN**	**05/17/2021**	$276,515	$276,515	2,133	//3	2002	5,902 SF	
.08Mi.	**5728 RICHFIELD PARK CT**	**01/30/2003**	$265,310	$265,310	1,839	//3	2002	6,307 SF	
.11Mi.	**5706 MONTCLAIR HILL LN**	**08/12/2021**	$248,910	$248,910	1,513	//3	2003	5,998 SF	
.11Mi.	**5714 MONTCLAIR HILL LN**	**03/21/2003**	$249,600	$249,600	1,821	//3	2002	6,133 SF	
.12Mi.	**13613 STONE BRANCH LN**	**06/17/2011**	$283,192	$283,192	2,068	//1	2003	6,769 SF	
.14Mi.	**5731 MONTCLAIR HILL LN**	**09/30/2024**	$301,150	$301,150	2,431	//3	2002	6,752 SF	
.16Mi.	**13732 STARK BRIDGE LN**	**05/17/2024**	$265,380	$265,380	1,839	//1	2003	6,168 SF	
.16Mi.	**13804 STARK BRIDGE LN**	**06/14/2021**	$223,600	$223,600	1,513	//3	2002	6,011 SF	
.17Mi.	**13602 BARTON MEADOW CT**	**12/21/2016**	$278,680	$278,680	2,119	//3	2004	13,717 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	35.9 years old	Households:	13,880
Median Household Income:	$105,879	Households w/Family:	79%
Household Income Per Capita:	$41,288	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Alvin Independent School District	Students:	30,038
Number of Schools:	37	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.89Mi.	**Nolan Ryan Junior High School** Number of Students: 777 Student-Teacher Ratio: 16.25	A-	Public	6 - 8
0.85Mi.	**Savannah Lakes Elementary School** Number of Students: 785 Student-Teacher Ratio: 15.32	B-	Public	PK - 5
1.34Mi.	**Rodeo Palms Junior High School** Number of Students: 842 Student-Teacher Ratio: 16.25	B-	Public	6 - 8
4.59Mi.	**Manvel High School** Number of Students: 2,238 Student-Teacher Ratio: 15.42 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **13703 BROAD OAKS LN, ROSHARON, TX 77583-2031** 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	71%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	75%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

ICE SiteX Report

OrderID: 98722685

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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