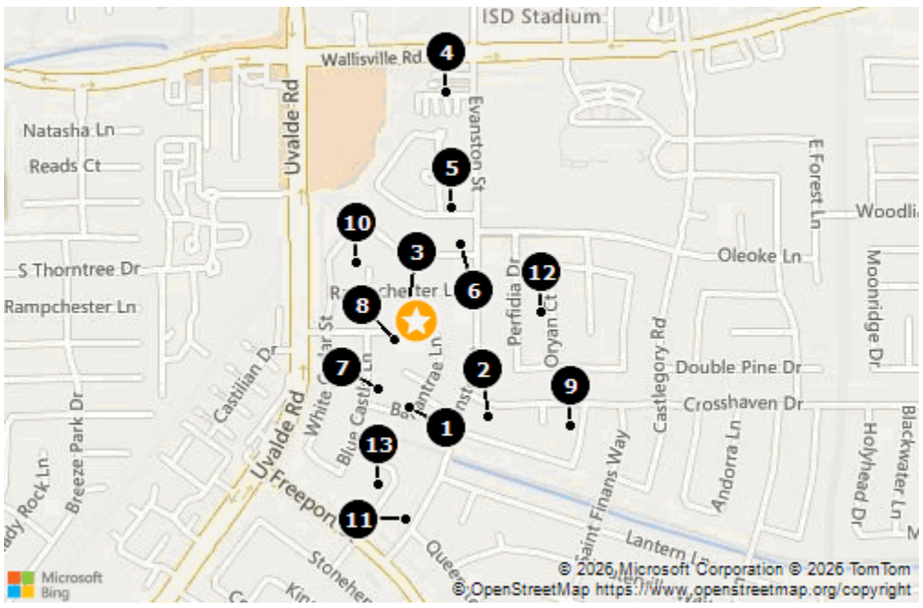
ICE SiteX Report

OrderID: 98722627

SiteX Property Information Report



Subject Property Location

13719 WHITCHURCH WAY, HOUSTON, TX 77015-1516

County:	**HARRIS TX**	Census Tract:	482012330.011004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1020860000010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$226,800 - $333,200	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	015 041 042 043
Assd Land Value:	$66,612	Market Land Value:	$66,612	Tax Year:	2026
Assd Improvement:	$183,583	Market Improvment Value:	$183,583	Total Taxable Value:	$2,179
Total Assessed Value:	$250,195	Total Assessor Market Value:	$250,195	Delinquent Year:	
				Tax Account ID:	102-086-000-0010
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST Map Ref: MAP 5859B
Abbreviated Description: LT 10 BLK 70 WOODFOREST SEC 16

Property Characteristics

Lot Size:	9,152 SF	Bedrooms:	4	Pool:	
Building Area:	2400 SF	Baths:	2	Fireplace:	Yes
Year Built:	1970	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Veneer
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$271,000
Document #:	2026-219451 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/17/2022	Loan Amount:	N/A
Document #:	2022-316323 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST

Prior Transfer

Recording Date:	03/17/2022	Sales Price:	N/A
Document #:	2022-143579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/14/2022		
Document Type:			

Legal Description:
Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST Map Ref: VOL 159 PG 51

Prior Transfer

Recording Date:	07/20/2021	Sales Price:	N/A
Document #:	2021-409498 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 07/19/2021
Document Type:
Legal Description:
Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST Map Ref: VOL 159 PG 51

Prior Transfer

Recording Date:	07/14/2021	Sales Price:	N/A
Document #:	2021-397229 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/12/2021		
Document Type:			

Legal Description:
Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST Map Ref: VOL 159 PG 51

Prior Transfer

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

Legal Description:
Lot: 10 Block: 70 Section: 16 Subdivision: WOODFOREST Map Ref: MAP 5859B
Abbreviated Description: LT 10 BLK 70 WOODFOREST SEC 16

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,263 SF	Median # of Baths	2
Median Living Area	1,920 SF	Median Year Built	1975
Price Range - 2 Yrs		Age Range	28 years to 62 years
Median Value		Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**242 BALLANTRAE LN** **HOUSTON, TX 77015-1508**	09/28/2026			1920	7/3/2	1970	7,314 SF	
		APN: 1020850000001 Document #: 2026-391298 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 69 Section: 16 Subdivision: WOODFOREST MapRef: VOL 159 PG 51 Abbreviated Description: Lot:1 Block:69 Section:16 Subdivision:WOODFOREST Map Ref:VOL 159 PG 51								
2	.17Mi.	**13810 CROSSHAVEN DR** **HOUSTON, TX 77015-1602**	09/04/2026			1657	6/3/2	1975	6,604 SF	
		APN: 1079290000003 Document #: 2026-363376 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 75 Section: 19 Subdivision: WOODFOREST MapRef: VOL 219 PG 128 Abbreviated Description: Lot:3 Block:75 Section:19 Subdivision:WOODFOREST Map Ref:VOL 219 PG 128								
3	.02Mi.	**13715 WHITCHURCH WAY** **HOUSTON, TX 77015-1516**	08/12/2026			2028	8/4/2	1970	9,152 SF	
		APN: 1020860000011 Document #: 2026-326203 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 70 Subdivision: WOODFOREST SECTION SIXTEEN MapRef: VOL 159 PG 51 Abbreviated Description: Lot:11 Block:70 Subdivision:WOODFOREST SECTION SIXTEEN Map Ref:VOL 159 PG 51								
4	.32Mi.	**50 EVANSTON ST** **HOUSTON, TX 77015-1671**	07/14/2026			1642	5/3/2	1997	1,167 SF	
		APN: 1148930060005 Document #: 2026-282902 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Section: 20 Subdivision: COLLEGEVIEW TOWNHOUSES MapRef: VOL 299 PG 129 Abbreviated Description: Lot:5 Block:6 Section:20 Subdivision:COLLEGEVIEW TOWNHOUSES Map Ref:VOL 299 PG 129								
5	.17Mi.	**139 BALLANTRAE LN** **HOUSTON, TX 77015-1401**	07/06/2026			1469	6/3/1	1977	6,103 SF	
		APN: 1108630000068 Document #: 2026-268698 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 113 Block: 3 Section: 2 Subdivision: STERLING GREEN SOUTH MapRef: VOL 310 PG 89 Abbreviated Description: Lot:113 Block:3 Section:2 Subdivision:STERLING GREEN SOUTH Map Ref:VOL 310 PG 89								
6	.12Mi.	**13727 OLEOKE LN** **HOUSTON, TX 77015-1406**	05/26/2026			1503	7/3/2	1975	8,263 SF	
		APN: 1079270000029 Document #: 2026-205160 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29&28 Block: 71 Section: 19 Subdivision: WOODFOREST MapRef: VOL 219 PG 128 Abbreviated Description: Lot:29&28 Block:71 Section:19 Subdivision:WOODFOREST Map Ref:VOL 219 PG 128								
7	.11Mi.	**219 BLUE CASTLE LN** **HOUSTON, TX 77015-1511**	05/20/2026			1984	7/3/2	1970	9,378 SF	
		APN: 1020850000005 Document #: 2026-197408 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 69 Section: 16 Subdivision: WOODFOREST MapRef: VOL 159 PG 51 Abbreviated Description: Lot:5 Block:69 Section:16 Subdivision:WOODFOREST Map Ref:VOL 159 PG 51								
8	.05Mi.	**13710 WHITCHURCH WAY** **HOUSTON, TX 77015-1517**	05/06/2026			2301	8/4/2	1970	10,350 SF	
		APN: 1020850000010 Document #: 2026-176872 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 69 Section: 16 Subdivision: WOODFOREST MapRef: VOL 159 PG 51 Abbreviated Description: Lot:11 Block:69 Section:16 Subdivision:WOODFOREST Map Ref:VOL 159 PG 51								
9	.26Mi.	**258 SHEKEL LN** **HOUSTON, TX 77015-2307**	04/10/2026			2275	6/3/2	1976	9,004 SF	
		APN: 1079290000014 Document #: 2026-136851 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 14 Block: 75 Section: 19 Subdivision: WOODFOREST MapRef: MF 219 PG 128 Abbreviated Description: Lot:14 Block:75 Section:19 Subdivision:WOODFOREST Map Ref:MF 219 PG 128

10	.12Mi.	**158 BLUE CASTLE CT** **HOUSTON, TX 77015-1403**	03/20/2026	1609	7/3/2	1975	13,887 SF	

APN: 1079300000015 Document #: 2026-106147
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: 76 Section: 19 Subdivision: WOODFOREST MapRef: VOL 219 PG 128 Abbreviated Description: Lot:14&15 Block:76 Section:19 Subdivision:WOODFOREST Map Ref:VOL 219 PG 128Abbreviated Description:PORTION LOT14; H C HIROMS SURVEY ABSTRACT 33

11	.28Mi.	**338 EVANSTON ST** **HOUSTON, TX 77015-2319**	11/17/2025	1826	6/3/2	1964	7,553 SF	

APN: 1050750000028 Document #: 2025-455958
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

12	.18Mi.	**126 ORYAN CT** **HOUSTON, TX 77015-1796**	11/13/2025	3033	9/4/2	1998	6,604 SF	

APN: 1194430030018 Document #: 2025-452029
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 3 Subdivision: WOODFOREST NORTH SECTION 10 MapRef: MF 397064 Abbreviated Description: Lot:18 Block:3 Subdivision:WOODFOREST NORTH SECTION 10 Map Ref:MF 397064

13	.24Mi.	**330 BALLANTRAE LN** **HOUSTON, TX 77015-1510**	11/05/2025	2140	8/3/2	1972	9,762 SF	Yes

APN: 1020830000005 Document #: 2025-439296
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 67 Section: 16 Subdivision: WOODFOREST MapRef: VOL 159 PG 51 Abbreviated Description: Lot:5 Block:67 Section:16 Subdivision:WOODFOREST Map Ref:VOL 159 PG 51

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.	**13719 WHITCHURCH WAY**		$250,195	$250,195	2,400	8/4/2	1970	9,152 SF	
.02Mi.	**13715 WHITCHURCH WAY**		$255,436	$255,436	2,028	8/4/2	1970	9,152 SF	
.02Mi.	**13723 WHITCHURCH WAY**		$221,768	$221,768	2,544	7/4/2	1970	9,152 SF	
.02Mi.	**13722 RAMPCHESTER LN**		$215,806	$215,806	1,497	9/3/2	1975	7,671 SF	
.02Mi.	**13718 RAMPCHESTER LN**		$205,622	$205,622	1,586	7/3/2	1976	7,671 SF	
.03Mi.	**13726 RAMPCHESTER LN**		$169,000	$169,000	1,492	7/3/2	1976	7,671 SF	
.03Mi.	**13714 RAMPCHESTER LN**		$197,292	$197,292	1,526	6/4/2	1975	7,671 SF	
.03Mi.	**13711 WHITCHURCH WAY**		$246,455	$246,455	2,376	7/3/2	1970	9,152 SF	Yes
.03Mi.	**13718 WHITCHURCH WAY**		$338,237	$338,237	3,068	9/5/3	1970	10,350 SF	
.04Mi.	**13730 RAMPCHESTER LN**		$195,654	$195,654	1,465	8/3/2	1976	7,671 SF	
.04Mi.	**13714 WHITCHURCH WAY**		$245,027	$245,027	3,130	7/4/2	1970	10,350 SF	
.04Mi.	**13710 RAMPCHESTER LN**		$226,998	$226,998	1,503	7/3/2	1976	7,671 SF	
.04Mi.	**13727 WHITCHURCH WAY**		$400,490	$400,490	2,960	8/4/2	1970	20,769 SF	
.04Mi.	**13722 WHITCHURCH WAY**		$324,019	$324,019	2,998	7/3/2	1970	11,173 SF	Yes
.05Mi.	**13734 RAMPCHESTER LN**		$199,158	$199,158	1,695	6/3/1	1975	7,671 SF	
.05Mi.	**13707 WHITCHURCH WAY**		$246,188	$246,188	2,281	7/4/2	1970	9,152 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	32.7 years old	Households:	18,681
Median Household Income:	$54,704	Households w/Family:	73%
Household Income Per Capita:	$22,845	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

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School District

School District Zone:	Galena Park Independent School District	Students:	20,862
Number of Schools:	26	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**North Shore Middle School** Number of Students: 1,299 Student-Teacher Ratio: 16.21	B	Public	7 - 8
1.43Mi.	**Cobb Sixth Grade Campus** Number of Students: 991 Student-Teacher Ratio: 13.88	B-	Public	6 - 6
0.57Mi.	**Havard Elementary School** Number of Students: 694 Student-Teacher Ratio: 15.25	B	Public	PK - 5
0.85Mi.	**North Shore Senior High School** Number of Students: 4,284 Student-Teacher Ratio: 16.12 Advanced Placement: Yes	D+	Public	11 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	88%	LOWER
OVERALL	81%	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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