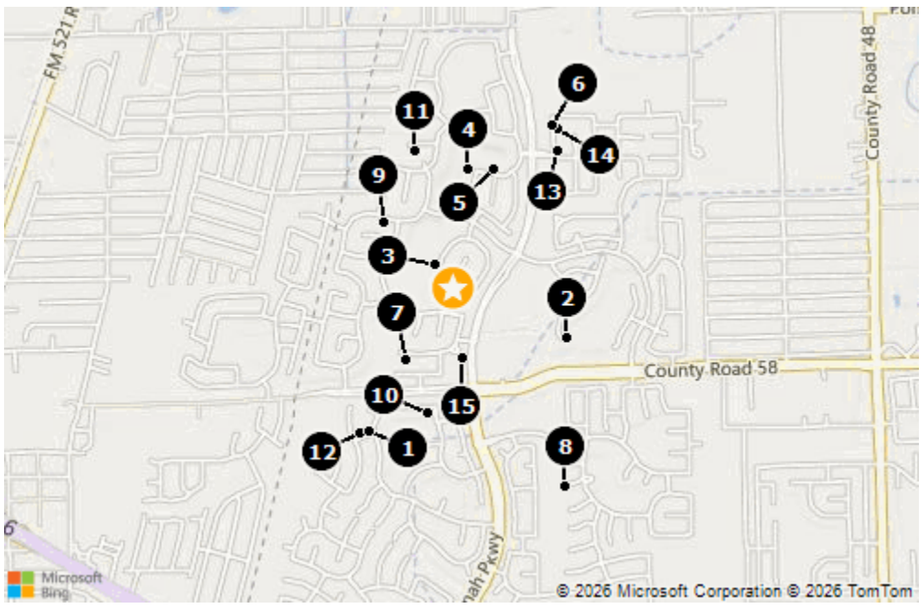
ICE SiteX Report

OrderID: 98722480

SiteX Property Information Report



Subject Property Location

13723 SAXON CLIFF LN, ROSHARON, TX 77583-1448

County:	**BRAZORIA TX**	Census Tract:	480396606.132016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7802-2002-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$375,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$337,500 - $412,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GBC M22 RDB
Assd Land Value:	$45,630	Market Land Value:	$45,630	Tax Year:	2026
Assd Improvement:	$314,560	Market Improvment Value:	$314,560	Total Taxable Value:	$6,369
Total Assessed Value:	$360,190	Total Assessor Market Value:	$360,190	Delinquent Year:	
				Tax Account ID:	R666767
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 2 Section: 2 Subdivision: STEWART HEIGHTS SEC 2

Abbreviated Description:	STEWART HEIGHTS SEC 2 (A0403 & A0302) BLK 2 LOT 1
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	7,057 SF	Bedrooms:		Pool:	
Building Area:	2336 SF	Baths:	1	Fireplace:	1
Year Built:	2019	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/28/2025	Loan Amount:	N/A
Document #:	2025013895 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: 2 Subdivision: SUBDIVISION STEWART HEIGHTS SECTION 2

Mortgage Record

Recording Date:	02/07/2024	Loan Amount:	N/A
Document #:	2024005284 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 1 Block: 2 Subdivision: SUBDIVISION STEWART HEIGHTS SECTION 2

Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	2023027089 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 1 Block: 2 Subdivision: STEWART HEIGHTS SECTION 2

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Mortgage Record

Recording Date:	10/03/2022	Loan Amount:	N/A
Document #:	2022056647 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 1 Block: 2 Subdivision: SUBDIVISION STEWART HEIGHTS SECTION 2

Prior Transfer

Recording Date:	03/15/2022	Sales Price:	N/A
Document #:	2022016020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/02/2020	Sales Price:	N/A
Document #:	2020017161 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/2020		
Document Type:			

Legal Description:
Lot: 1 Block: 2 Subdivision: SUBDIVISION STEWART HEIGHTS SECTION2 Map Ref: FILE 2016029909

Prior Transfer

Recording Date:	03/31/2020	Sales Price:	N/A
Document #:	BK-PG 2020 -17161	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 2 Section: 2 Subdivision: STEWART HEIGHTS SEC 2
Abbreviated Description: STEWART HEIGHTS SEC 2 (A0403 & A0302) BLK 2 LOT 1
City/Muni/Twp: IOWA COLONY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,751 SF	Median # of Baths	4
Median Living Area	2,874 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	4 years to 19 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**14016 SAVANNAH LANDING LN ROSHARON, TX 77583-2573**	10/01/2026			3330	//3	2012	13,286 SF	Yes
		APN: 7454-3002-008 Document #: 2026048623 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: SAVANNAH COVE SECTION THREE Abbreviated Description: Lot:8 Block:2 Subdivision:SAVANNAH COVE SECTION THREE								
2	.35Mi.	**4931 ALAINA DR ROSHARON, TX 77583-0440**	08/25/2026			3757	//5	2016	10,406 SF	
		APN: 6069-6001-027 Document #: 2026042079 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Subdivision: LAUREL HEIGHTS AT SAVANNAH SECTION SIX MapRef: FILE 2015042437 Abbreviated Description: Lot:27 Block:1 Subdivision:LAUREL HEIGHTS AT SAVANNAH SECTION SIX Map Ref:FILE 2015042437								
3	.09Mi.	**4836 PEPPERMILL RIDGE LN ROSHARON, TX 77583-1449**	08/19/2026			3248	//6	2018	7,453 SF	
		APN: 7802-7002-013 Document #: 2026041180 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: STEWART HEIGHTS SECTION SEVEN MapRef: FILE 2017039535 Abbreviated Description: Lot:13 Block:2 Subdivision:STEWART HEIGHTS SECTION SEVEN Map Ref:FILE 2017039535								
4	.34Mi.	**4602 KINGSTON SHORES LN ROSHARON, TX 77583-1646**	06/29/2026			3760	//5	2019	15,281 SF	
		APN: 7802-3002-011 Document #: 2026031367 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: STEWART HEIGHTS SECTION THREE Abbreviated Description: Lot:11 Block:2 Subdivision:STEWART HEIGHTS SECTION THREE								
5	.35Mi.	**13803 VILLAGE GLEN LN ROSHARON, TX 77583-1642**	05/05/2026			3596	//5	2019	8,451 SF	
		APN: 7802-3002-016 Document #: 2026021516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Section: 3 Subdivision: STEWART HEIGHTS MapRef: DOC 2017007773 Abbreviated Description: Lot:16 Block:2 Section:3 Subdivision:STEWART HEIGHTS Map Ref:DOC 2017007773								
6	.53Mi.	**4410 JESSAMINE CREEK TRL ROSHARON, TX 77583-3957**	04/24/2026			1888	//1	2021	6,286 SF	
		APN: 7802-0241-009 Document #: 2026019586 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: STEWART HEIGHTS SECTION TWENTY FOUR MapRef: FILE 2019032503 Abbreviated Description: Lot:9 Block:1 Subdivision:STEWART HEIGHTS SECTION TWENTY FOUR Map Ref:FILE 2019032503								
7	.25Mi.	**13838 MADERA BEND LN ROSHARON, TX 77583-1160**	04/13/2026			2480	//3	2017	6,351 SF	
		APN: 7802-1002-010 Document #: 2026017257 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Section: 1 Subdivision: STEWART HEIGHTS MapRef: FILE 2016028697 Abbreviated Description: Lot:10 Block:2 Section:1 Subdivision:STEWART HEIGHTS Map Ref:FILE 2016028697								
8	.64Mi.	**13409 TIMBEROAK CT ROSHARON, TX 77583-2284**	11/03/2025			2259	//1	2007	12,593 SF	Yes
		APN: 7452-1001-053 Document #: 2025053289								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: 1 Subdivision: SAVANNAH BEND SECTION ONE MapRef: VOL 24 PG 360&361 Abbreviated Description: Lot:53 Block:1
Subdivision:SAVANNAH BEND SECTION ONE Map Ref:VOL 24 PG 360&361

9	.27Mi.	**14015 HARTFORD HEIGHTS WAY** **ROSHARON, TX 77583-3851**	10/29/2025	1863	//1	2021	6,743 SF

APN: 7802-0121-004 Document #: 2025052471
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: STEWART HEIGHTS SECTION TWLEVE MapRef: FILE 2019010517 Abbreviated Description: Lot:4 Block:1
Subdivision:STEWART HEIGHTS SECTION TWLEVE Map Ref:FILE 2019010517

10	.36Mi.	**13804 BRIGHT CANYON LN** **ROSHARON, TX 77583-2561**	10/24/2025	2874	//3	2010	8,751 SF

APN: 7454-2002-006 Document #: 2025051675
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Section: 2 Subdivision: SAVANNAH COVE MapRef: FILE 2007058942 Abbreviated Description: Lot:6 Block:2 Section:2
Subdivision:SAVANNAH COVE Map Ref:FILE 2007058942

11	.39Mi.	**13921 FULVETTA GLEN CT** **ROSHARON, TX 77583-4390**	10/22/2025	2612	//8	2021	9,897 SF

APN: 7802-0132-014 Document #: 2025051279
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: STEWART HEIGHTS SECTION THIRTEEN MapRef: FILE 2020009108 Abbreviated Description: Lot:14 Block:2
Subdivision:STEWART HEIGHTS SECTION THIRTEEN Map Ref:FILE 2020009108

12	.49Mi.	**5215 AMBER SKY LN** **ROSHARON, TX 77583-2571**	10/21/2025	2978	//3	2012	10,977 SF

APN: 7454-3002-009 Document #: 2025051159
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: SAVANNAH COVE SECTION THREE MapRef: FILE 2011018296 Abbreviated Description: Lot:9 Block:2
Subdivision:SAVANNAH COVE SECTION THREE Map Ref:FILE 2011018296

13	.49Mi.	**4437 JESSAMINE CREEK TRL** **ROSHARON, TX 77583-3958**	10/02/2025	2665	//5	2022	7,340 SF

APN: 7802-0243-002 Document #: 2025047883
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: STEWART HEIGHTS SECTION TWENTY FOUR MapRef: FILE 2019032503 Abbreviated Description: Lot:2 Block:3
Subdivision:STEWART HEIGHTS SECTION TWENTY FOUR Map Ref:FILE 2019032503

14	.54Mi.	**4413 JESSAMINE CREEK TRL** **ROSHARON, TX 77583-3958**	09/25/2025	2435	//4	2021	6,299 SF

APN: 7802-0243-008 Document #: 2025046252
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: STEWART HEIGHTS SECTION TWENTY FOUR MapRef: FILE 2019032503 Abbreviated Description: Lot:8 Block:3
Subdivision:STEWART HEIGHTS SECTION TWENTY FOUR Map Ref:FILE 2019032503

15	.2Mi.	**13714 MADERA BEND LN** **ROSHARON, TX 77583-1174**	08/22/2025	2902	//4	2017	10,572 SF

APN: 7802-1001-004 Document #: 2025040222
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Section: 1 Subdivision: STEWART HEIGHTS MapRef: FILE 2016028697 Abbreviated Description: Lot:4 Block:1 Section:1
Subdivision:STEWART HEIGHTS Map Ref:FILE 2016028697

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.

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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.	**13723 SAXON CLIFF LN**	**03/31/2020**	$360,190	$360,190	2,336	//1	2019	7,057 SF	
.01Mi.	**13719 SAXON CLIFF LN**	**10/01/2020**	$382,660	$382,660	2,543	//3	2020	7,061 SF	
.01Mi.	**13727 SAXON CLIFF LN**	**06/29/2018**	$441,480	$441,480	3,248	//6	2018	7,057 SF	
.02Mi.	**13715 SAXON CLIFF LN**	**05/02/2022**	$377,500	$377,500	2,565	//4	2019	7,179 SF	
.02Mi.	**13731 SAXON CLIFF LN**	**12/28/2020**	$407,400	$407,400	2,948	//6	2018	7,065 SF	
.02Mi.	**13710 DARBY GROVE LN**		$185,535	$185,535				6,726 SF	
.02Mi.	**13710 DARBY GROVE LN**	**11/20/2018**	$185,535	$185,535	2,458	//4	2018	6,726 SF	
.02Mi.	**13706 DARBY GROVE LN**	**02/27/2019**	$368,800	$368,800	2,717	//3	2018	6,530 SF	
.03Mi.	**13714 DARBY GROVE LN**	**03/25/2019**	$324,770	$324,770	2,029	//1	2018	6,625 SF	
.03Mi.	**13702 DARBY GROVE LN**	**03/31/2020**	$424,140	$424,140	2,764	//4	2019	11,208 SF	
.03Mi.	**13711 SAXON CLIFF LN**	**11/13/2020**	$409,730	$409,730	2,963	//3	2020	7,261 SF	
.03Mi.	**13718 DARBY GROVE LN**	**09/25/2020**	$348,220	$348,220	2,217	//1	2020	6,848 SF	
.03Mi.	**13735 SAXON CLIFF LN**	**01/23/2019**	$333,250	$333,250	2,029	//4	2018	8,860 SF	
.04Mi.	**13728 SAXON CLIFF LN**	**02/23/2021**	$302,160	$302,160	1,733	//1	2020	9,108 SF	
.04Mi.	**13732 SAXON CLIFF LN**	**03/12/2021**	$348,860	$348,860	2,217	//1	2020	7,174 SF	
.04Mi.	**13714 SAXON CLIFF LN**	**03/29/2021**	$343,089	$343,089	2,217	//1	2020	9,156 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
0.24Mi.	**Savannah Lakes Elementary School** Number of Students: 785 Student-Teacher Ratio: 15.32	B-	Public	PK - 5
1.49Mi.	**Rodeo Palms Junior High School** Number of Students: 842 Student-Teacher Ratio: 16.25	B-	Public	6 - 8
5.18Mi.	**Manvel High School** Number of Students: 2,238 Student-Teacher Ratio: 15.42 Advanced Placement: Yes	B-	Public	9 - 12
4.96Mi.	**Nolan Ryan Junior High School** Number of Students: 777 Student-Teacher Ratio: 16.25	A-	Public	6 - 8

Flood Report

The Subject Property of **13723 SAXON CLIFF LN, ROSHARON, TX 77583-1448** 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

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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