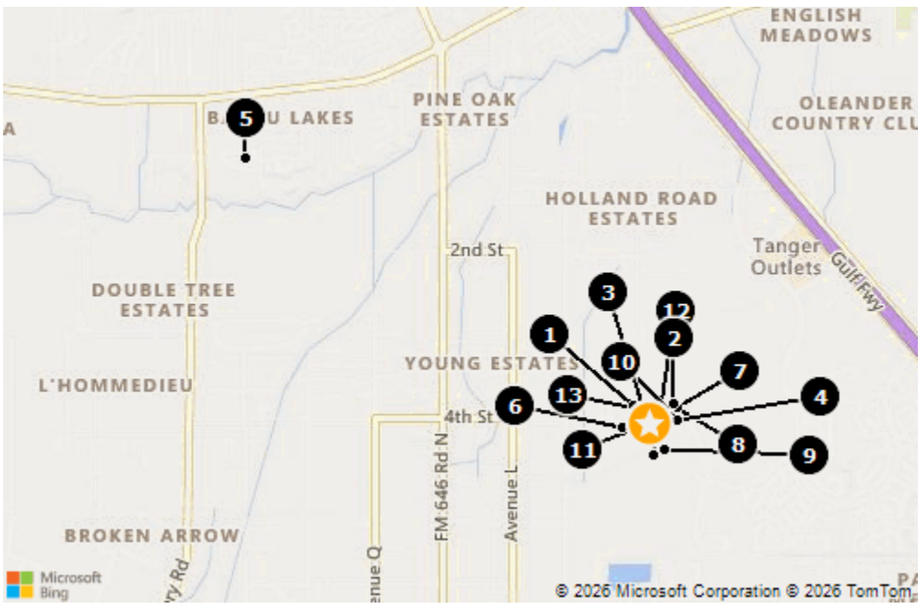
# ICE SiteX Report

**OrderID: 98722976**

## SiteX Property Information Report




## Subject Property Location

### 13909 STARBOARD REACH DR, TEXAS CITY, TX 77510-0549

| | | | |
|---|---|---|---|
| County: | **GALVESTON TX** | Census Tract: | 481677233.002025 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 4506-0102-0024-000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$345,000** | FSD: | 9 | Common Confidence Score: | 68 |
| Value Range: | $313,950 - $376,050 | ICE Confidence Score: | 91 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | C31 D01 GGA J05 |
| Assd Land Value: | $74,420 | Market Land Value: | $74,420 | Tax Year: | 2026 |
| Assd Improvement: | $244,140 | Market Improvment Value: | $244,140 | Total Taxable Value: | $7,558 |
| Total Assessed Value: | $318,560 | Total Assessor Market Value: | $318,560 | Delinquent Year: | |
| | | | | Tax Account ID: | R745512 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | BDV |

## Assessment Legal Description

Lot: 24 Block: 2 Section: 1 Subdivision: LAGO MAR POD 9 SEC 1 (2023) ABST 11
Abbreviated Description: LOT 24 BLK 2 LAGO MAR POD 9 SEC 1 (2023) ABST 11
City/Muni/Twp: TEXAS CITY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,042 SF | Bedrooms: | | Pool: | |
| Building Area: | 1853 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2024 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Veneer |
| Number of Units: | | Garage Type: | Garage | Heating: | Central |
| 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

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/09/2026 | Sales Price: | N/A |
| Document #: | 2026048843 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/09/2024 | Sales Price: | N/A |
| Document #: | 2024045746 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/04/2024 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 24 Block: 2 Subdivision: LAGO MAR POD 9 SEC 1 Map Ref: FILE 2022032364
City/Muni/Twp: TEXAS CITY

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/04/2024 | Sales Price: | N/A |
| Document #: | 2024045746 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 24 Block: 2 Section: 1 Subdivision: LAGO MAR POD 9 SEC 1 (2023) ABST 11
Abbreviated Description: LOT 24 BLK 2 LAGO MAR POD 9 SEC 1 (2023) ABST 11
City/Muni/Twp: TEXAS CITY

# ICE SiteX Report

**OrderID: 98722976**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | 7,562 SF | Median # of Baths | 2 |
| Median Living Area | 2,148 SF | Median Year Built | 2025 |
| Price Range - 2 Yrs | | Age Range | 1 years to 3 years |
| Median Value | | Median Age | 1 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .14Mi. | **3206 FREEBOARD DR**<br>**TEXAS CITY, TX 77510-0576** | 08/05/2026 | | | 2260 | //2 | 2023 | 6,072 SF | |
| | | APN: 4506-0106-0009-000 Document #: 2026037889<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 6 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022-32364 Abbreviated Description: Lot:9 Block:6 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022-32364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 2 | .17Mi. | **3218 BANYAN DR**<br>**TEXAS CITY, TX 77510-1434** | 07/29/2026 | | | 2185 | //2 | 2025 | 7,780 SF | |
| | | APN: 4506-0101-0007-000 Document #: 2026036453<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 1 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:7 Block:1 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 3 | .04Mi. | **3009 FLOATING BARQUE DR**<br>**TEXAS CITY, TX 77510-0529** | 04/14/2026 | | | 2185 | //2 | 2023 | 8,028 SF | |
| | | APN: 4506-0101-0041-000 Document #: 2026016682<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 41 Block: 1 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:41 Block:1 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 4 | .15Mi. | **3109 BANYAN DR**<br>**TEXAS CITY, TX 77510-1433** | 03/27/2026 | | | 1853 | //2 | 2025 | 7,562 SF | |
| | | APN: 4506-0102-0007-000 Document #: 2026013574<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 2 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:7 Block:2 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 5 | .23Mi. | **3311 HIDDEN MIST DR**<br>**TEXAS CITY, TX 77510-0680** | 02/24/2026 | | | 2148 | //2 | 2025 | 11,731 SF | |
| | | APN: 4493-1001-2005-000 Document #: 2026008115<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Block: 1 Subdivision: LAGO MAR POD 10 SEC 2 MapRef: FILE 2023042936 Abbreviated Description: Lot:5 Block:1 Subdivision:LAGO MAR POD 10 SEC 2 Map Ref:FILE 2023042936 | | | | | | | | |
| 6 | .16Mi. | **14109 FREEBOARD DR**<br>**TEXAS CITY, TX 77510-0559** | 11/25/2025 | | | 2260 | //2 | 2024 | 6,355 SF | |
| | | APN: 4506-0104-0013-000 Document #: 2025055597<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 4 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:13 Block:4 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 7 | .18Mi. | **3206 BANYAN DR**<br>**TEXAS CITY, TX 77510-1434** | 11/24/2025 | | | 2185 | //2 | 2025 | 7,780 SF | |
| | | APN: 4506-0101-0010-000 Document #: 2025055337<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 1 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:10 Block:1 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 8 | .18Mi. | **3210 BANYAN DR**<br>**TEXAS CITY, TX 77510-1434** | 11/19/2025 | | | 1941 | //2 | 2025 | 7,780 SF | |
| | | APN: 4506-0101-0009-000 Document #: 2025054661<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 1 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:9 Block:1 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 9 | .16Mi. | **3012 LAGO COSTA DR**<br>**TEXAS CITY, TX 77568-2167** | 11/06/2025 | | | 3135 | //2 | 2025 | 12,463 SF | |
| | | APN: 4504-0801-0016-000 Document #: 2025052280<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Block: 1 Subdivision: LAGO MAR POD 8 SECTION 8 MapRef: FILE 2022066204 Abbreviated Description: Lot:16 Block:1 Subdivision:LAGO MAR POD 8 SECTION 8 Map Ref:FILE 2022066204 | | | | | | | | |
| 10 | .15Mi. | **3121 BANYAN DR**<br>**TEXAS CITY, TX 77510-1433** | 10/29/2025 | | | 1626 | //2 | 2025 | 7,501 SF | |
| | | APN: 4506-0102-0004-000 Document #: 2025050765<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 2 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:4 Block:2 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 11 | .01Mi. | **13905 STARBOARD REACH DR**<br>**TEXAS CITY, TX 77510-0549** | 10/07/2025 | | | 1941 | //2 | 2024 | 7,296 SF | |
| | | APN: 4506-0102-0025-000 Document #: 2025047086<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: 2 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:25 Block:2 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY | | | | | | | | |
| 12 | .17Mi. | **13821 BAHIA BAY DR**<br>**TEXAS CITY, TX 77568-2156** | 10/07/2025 | | | 1825 | //2 | 2025 | 6,599 SF | |
| | | APN: 4504-0801-0010-000 Document #: 2025047099<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 1 Section: 8 Subdivision: LAGO MAR MapRef: DOC 2022066204 Abbreviated Description: Lot:10 Block:1 Section:8 Subdivision:LAGO MAR Map Ref:DOC 2022066204 | | | | | | | | |
| 13 | .15Mi. | **3117 BANYAN DR** | 09/25/2025 | | | 1852 | //2 | 2025 | 7,501 SF | |

# ICE SiteX Report

**OrderID: 98722976**

**TEXAS CITY, TX 77510-1433**
APN: 4506-0102-0005-000 Document #: 2025045130
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: LAGO MAR POD 9 SEC 1 MapRef: FILE 2022032364 Abbreviated Description: Lot:5 Block:2 Subdivision:LAGO MAR POD 9 SEC 1 Map Ref:FILE 2022032364City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY

## 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. | **13909 STARBOARD REACH DR** | **10/04/2024** | $318,560 | $318,560 | 1,853 | //2 | 2024 | 11,042 SF | |
| .01Mi. | **13905 STARBOARD REACH DR** | **10/03/2025** | $326,170 | $326,170 | 1,941 | //2 | 2024 | 7,296 SF | |
| .02Mi. | **3018 FLOATING BARQUE DR** | **06/28/2024** | $316,570 | $316,570 | 1,853 | //2 | 2024 | 9,100 SF | |
| .03Mi. | **13901 STARBOARD REACH DR** | **02/21/2025** | $318,480 | $318,480 | 1,853 | //2 | 2024 | 10,698 SF | |
| .03Mi. | **13915 STARBOARD REACH DR** | **04/23/2024** | $422,120 | $422,120 | 2,916 | //3 | 2024 | 12,589 SF | |
| .03Mi. | **3101 COMBER DR** | **07/14/2025** | $297,799 | $297,799 | 1,941 | //2 | 2024 | 9,278 SF | |
| .03Mi. | **3014 FLOATING BARQUE DR** | **03/12/2025** | $365,930 | $365,930 | 2,417 | //2 | 2024 | 8,433 SF | |
| .04Mi. | **3025 COMBER DR** | **07/14/2025** | $337,885 | $337,885 | 2,185 | //2 | 2024 | 7,044 SF | |
| .04Mi. | **3009 FLOATING BARQUE DR** | **04/10/2026** | $353,100 | $353,100 | 2,185 | //2 | 2023 | 8,028 SF | |
| .04Mi. | **13920 STARBOARD REACH DR** | **06/04/2025** | $122,460 | $122,460 | 1,852 | //2 | 2026 | 9,731 SF | |
| .04Mi. | **3021 COMBER DR** | **08/19/2024** | $417,960 | $417,960 | 2,916 | //3 | 2024 | 8,864 SF | |
| .04Mi. | **3010 FLOATING BARQUE DR** | **08/12/2024** | $353,030 | $353,030 | 2,164 | //2 | 2024 | 7,884 SF | |
| .05Mi. | **3005 FLOATING BARQUE DR** | **02/14/2024** | $314,840 | $314,840 | 1,853 | //2 | 2023 | 7,200 SF | |
| .05Mi. | **13924 STARBOARD REACH DR** | **06/04/2025** | $115,620 | $115,620 | 1,626 | //2 | 2025 | 8,294 SF | |
| .06Mi. | **3006 FLOATING BARQUE DR** | **04/19/2024** | $352,920 | $352,920 | 2,185 | //2 | 2024 | 7,802 SF | |
| .06Mi. | **3001 FLOATING BARQUE DR** | **02/20/2024** | $326,790 | $326,790 | 1,947 | //2 | 2023 | 7,200 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

# ICE SiteX Report

**OrderID: 98722976**

## Flood Report

The Subject Property of **13909 STARBOARD REACH DR, TEXAS CITY, TX 77510-0549** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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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