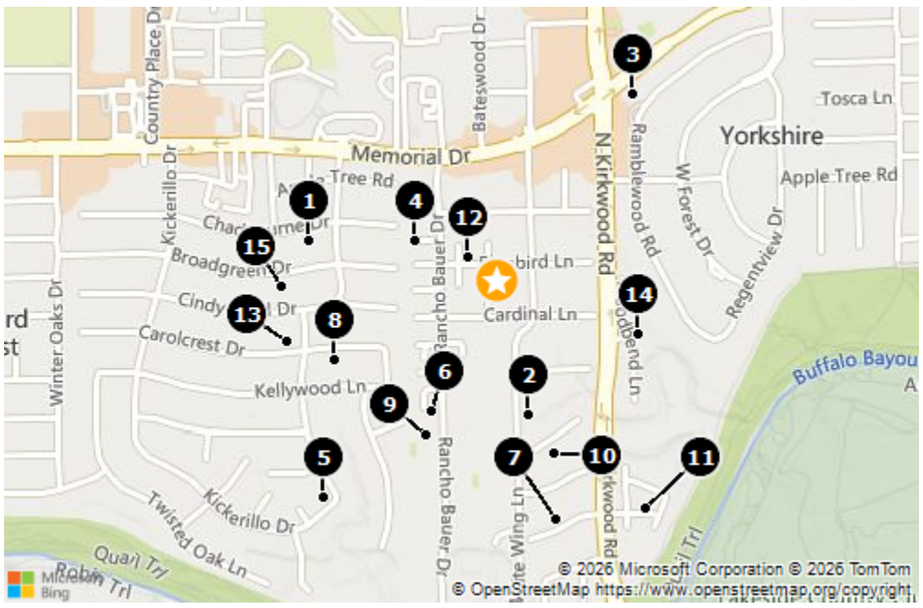
ICE SiteX Report

OrderID: 98688935

SiteX Property Information Report



Subject Property Location

14123 BLUEBIRD LN, HOUSTON, TX 77079-6837

County:	**HARRIS TX**	Census Tract:	482014507.003014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0813130000012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,622,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$1,427,360 - $1,816,640	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	025 041 042 043
Assd Land Value:	$516,737	Market Land Value:	$516,737	Tax Year:	2026
Assd Improvement:	$1,026,443	Market Improvment Value:	$1,026,443	Total Taxable Value:	$15,701
Total Assessed Value:	$1,543,180	Total Assessor Market Value:	$1,543,180	Delinquent Year:	
				Tax Account ID:	081-313-000-0012
				Homeowner's Exemption:	
				Tax Exemptions:	DV

Assessment Legal Description

Block: 4 District: 061 Subdivision: MEMORIAL DRIVE ACRES Map Ref: MAP 4857B
Abbreviated Description: TRS 2B 2C & .50 INT COMMON AREA IN TR 2E BLK 4 (0.09 AC) MEMORIAL DRIVE ACRES
City/Muni/Twp: CITY OF HOUSTON

Property Characteristics

Lot Size:	15,594 SF	Bedrooms:	5	Pool:	Yes
Building Area:	5229 SF	Baths:	4	Fireplace:	Yes
Year Built:	1986	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/16/2023	Sales Price:	N/A
Document #:	2023-054814 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2023		
Document Type:			

Legal Description:
Lot: 12 Block: 5 Section: 1 Subdivision: THE W G PERKINSON SURVEY ABSTRACT NO 623 Map Ref: FILE K701468

Prior Transfer

Recording Date:	10/09/2019	Sales Price:	$500,000
Document #:	2019-448430 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2018	Sales Price:	N/A
Document #:	2018-292314 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2018		
Document Type:			

Legal Description:
Lot: 12 Block: 5 Section: 1 Subdivision: FONN VILLAS Map Ref: VOL 77 PG 8

ICE SiteX Report

OrderID: 98688935

Prior Transfer

Recording Date:	10/12/2017	Sales Price:	N/A
Document #:	20170449457 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/06/2017	Sales Price:	N/A
Document #:	20170148121 BK-PG 020-13-2083	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2017	Sales Price:	N/A
Document #:	20170134523 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2017		
Document Type:			

Legal Description:
Tract No: I&II Map Ref: FILE20100478265

Prior Transfer

Recording Date:	11/08/2010	Sales Price:	N/A
Document #:	20100478265 BK-PG 02013-2078	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/03/2010		
Document Type:			

Legal Description:
Subdivision: W G PERKINSON SURVEY ABSTRACT #623 Tract No: I&II

Prior Transfer

Recording Date:	09/27/2010	Sales Price:	N/A
Document #:	20100413321 BK-PG RP 047-83-1667	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2007	Sales Price:	N/A
Document #:	20070466739 BK-PG 04783-1663	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/27/2007		
Document Type:			

Legal Description:
Map Ref: MB1905 PG106
Abbreviated Description: W G PERKINSON SUR ABS #623

Prior Transfer

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

Legal Description:
Block: 4 District: 061 Subdivision: MEMORIAL DRIVE ACRES Map Ref: MAP 4857B
Abbreviated Description: TRS 2B 2C & .50 INT COMMON AREA IN TR 2E BLK 4 (0.09 AC) MEMORIAL DRIVE ACRES
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	9,631 SF	Median # of Baths	3
Median Living Area	3,078 SF	Median Year Built	1968
Price Range - 2 Yrs		Age Range	4 years to 66 years
Median Value		Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**14311 CHADBOURNE DR** **HOUSTON, TX 77079-6611**	08/31/2026			2840	9/4/3	1966	9,361 SF	
2	.19Mi.	**514 WHITE WING LN** **HOUSTON, TX 77079-6811**	06/22/2026			5010	10/5/4	2021	43,560 SF	
3	.32Mi.	**627 RAMBLEWOOD RD** **HOUSTON, TX 77079-6904**	05/12/2026			3469	10/6/4	1966	15,216 SF	Yes
4	.13Mi.	**625 RANCHO BAUER DR** **HOUSTON, TX 77079-6821**	04/27/2026			2617	7/3/3	1977	9,479 SF	

1 .27Mi. **14311 CHADBOURNE DR HOUSTON, TX 77079-6611**
APN: 0983600000013 Document #: 2026-354181
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: HUDSON OAKS TH CONDO SEC 1A Phase No: 1A Legal Unit: 47 MapRef: VOL 65 PG 2 Abbreviated Description: Subdivision:HUDSON OAKS TH CONDO SEC 1A Phase No:1A Legal Unit:47 Map Ref:VOL 65 PG 2Abbreviated Description:BUILDING D

2 .19Mi. **514 WHITE WING LN HOUSTON, TX 77079-6811**
APN: 0440480010009 Document #: 2026-245778
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

3 .32Mi. **627 RAMBLEWOOD RD HOUSTON, TX 77079-6904**
APN: 0952080000007 Document #: 2026-185259
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 2 Section: 1 Subdivision: YORKSHIRE MapRef: VOL 91 PG 16 Abbreviated Description: Block:2 Section:1 Subdivision:YORKSHIRE Map Ref:VOL 91 PG 16Abbreviated Description:PORTION LOTS7&8

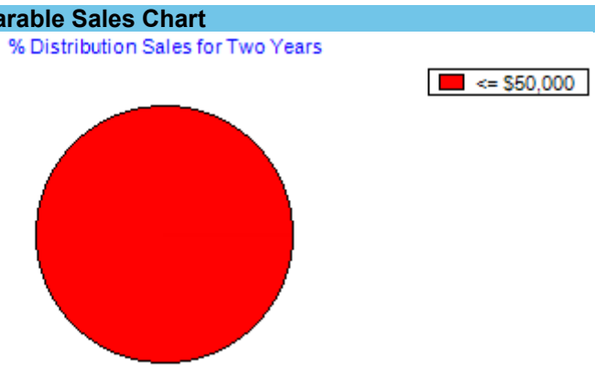
4 .13Mi. **625 RANCHO BAUER DR HOUSTON, TX 77079-6821**
APN: 0813100010625 Document #: 2026-156942
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 1 Subdivision: TRACT 625 MapRef: VOL 1905 PG 106 Abbreviated Description: Lot:3&4 Block:1 Subdivision:TRACT 625 Map Ref:VOL 1905 PG 106Abbreviated Description:PORTION LOT3

ICE SiteX Report

OrderID: 98688935

5	.39Mi.	**302 KICKERILLO DR** **HOUSTON, TX 77079-7412**	04/01/2026	3145	9/4/2	1960	11,099 SF		
		APN: 0983500000025 Document #: 2026-123251 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 23 Section: 3 Subdivision: NOTTINGHAM FOREST MapRef: VOL 130 PG 53 Abbreviated Description: Lot:25 Block:23 Section:3 Subdivision:NOTTINGHAM FOREST Map Ref:VOL 130 PG 53							
6	.2Mi.	**525 RANCHO BAUER DR** **HOUSTON, TX 77079-6819**	02/11/2026	3078	7/3/3	1977	9,718 SF		
		APN: 0813100010525 Document #: 2026-51775 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: MEMORIAL DRIVE ACRES Tract No: 525 MapRef: VOL 81 PG 310-314 Abbreviated Description: Subdivision:MEMORIAL DRIVE ACRES Tract No:525 Map Ref:VOL 81 PG 310-314							
7	.34Mi.	**14114 RIVER FOREST DR** **HOUSTON, TX 77079-6808**	01/27/2026	2350	8/4/2	1963	12,145 SF		
		APN: 0961710000010 Document #: 2026-28951 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: RIVER FOREST MapRef: VOL 100 PG 6 Abbreviated Description: Lot:10 Block:3 Subdivision:RIVER FOREST Map Ref:VOL 100 PG 6							
8	.25Mi.	**14231 CAROLCREST DR** **HOUSTON, TX 77079-6621**	11/03/2025	2663	9/4/2	1965	9,422 SF		
		APN: 0965250000003 Document #: 2025-433991 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 18 Section: 1 Subdivision: NOTTINGHAM FOREST MapRef: VOL 105 PG 11 Abbreviated Description: Lot:3 Block:18 Section:1 Subdivision:NOTTINGHAM FOREST Map Ref:VOL 105 PG 11							
9	.24Mi.	**513 RANCHO BAUER DR** **HOUSTON, TX 77079-6819**	10/10/2025	4201	8/4/3	1984	28,798 SF		Yes
		APN: 1156400010001 Document #: 2025-403695 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: JAKE WALKER ESTATES SUBDIVISION MapRef: VOL 317 PG 69 Abbreviated Description: Lot:1 Block:1 Subdivision:JAKE WALKER ESTATES SUBDIVISION Map Ref:VOL 317 PG 69							
10	.26Mi.	**14115 CAROLCREST CIR** **HOUSTON, TX 77079-6803**	09/19/2025	3376	10/4/2	1968	13,168 SF		
		APN: 0961700000010 Document #: 2025-373952 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: RIVER FOREST MapRef: VOL 100 PG 6 Abbreviated Description: Lot:10 Block:2 Subdivision:RIVER FOREST Map Ref:VOL 100 PG 6							
11	.38Mi.	**14006 MEMORIAL RESERVE PL** **HOUSTON, TX 77079-2157**	09/09/2025	3007	8/4/3	2022	3,289 SF		
		APN: 1417220020002 Document #: 2025-358003 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: RESERVE IN MEMORIAL SEC 1 MapRef: MF 695271 Abbreviated Description: Lot:2 Block:2 Subdivision:RESERVE IN MEMORIAL SEC 1 Map Ref:MF 695271							
12	.06Mi.	**14132 BLUEBIRD LN** **HOUSTON, TX 77079-6836**	07/31/2025	3205	8/4/4	1980	9,130 SF		Yes
		APN: 0813120000006 Document #: 2025-299209 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: MEMORIAL DRIVE ACRES MapRef: FILE N428673 Abbreviated Description: Lot:4 Block:3 Subdivision:MEMORIAL DRIVE ACRES Map Ref:FILE N428673							
13	.31Mi.	**14306 CAROLCREST DR** **HOUSTON, TX 77079-6608**	07/22/2025	2836	7/4/2	1965	9,078 SF		
		APN: 0965230000015 Document #: 2025-284500 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 16 Subdivision: NOTTINGHAM FOREST SECTION ONE MapRef: VOL 105 PG 11 Abbreviated Description: Lot:15 Block:16 Subdivision:NOTTINGHAM FOREST SECTION ONE Map Ref:VOL 105 PG 11							
14	.21Mi.	**602 WOODBEND LN** **HOUSTON, TX 77079-6853**	07/16/2025	3044	8/3/2	2000	9,196 SF		
		APN: 1157920010017 Document #: 2025-274408 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: WOODBEND IN MEMORIAL MapRef: VOL 321 PG 64 Abbreviated Description: Lot:17 Block:1 Subdivision:WOODBEND IN MEMORIAL Map Ref:VOL 321 PG 64							
15	.3Mi.	**14323 BROADGREEN DR** **HOUSTON, TX 77079-6604**	07/14/2025	3260	8/4/3	1966	9,631 SF		Yes
		APN: 0983610000011 Document #: 2025-269938 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 13 Section: 4 Subdivision: NOTTINGHAM FOREST MapRef: VOL 130 PG 58 Abbreviated Description: Lot:11 Block:13 Section:4 Subdivision:NOTTINGHAM FOREST Map Ref:VOL 130 PG 58							

Comparable Sales Chart



ICE SiteX Report

OrderID: 98688935

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.	**14123 BLUEBIRD LN**		$1,543,180	$1,543,180	5,229	11/5/4	1986	15,594 SF	Yes
.02Mi.	**14124 CARDINAL LN**		$835,891	$835,891	3,150	7/4/4	1977	8,747 SF	Yes
.02Mi.	**14127 BLUEBIRD LN**		$938,523	$938,523	3,404	6/4/4	1990	7,754 SF	Yes
.03Mi.	**607 WHITE WING LN**		$2,373,000	$2,373,000	4,858	9/4/4	2016	30,583 SF	Yes
.03Mi.	**14126 CARDINAL LN**		$855,487	$855,487	3,135	8/4/3	1977	8,747 SF	Yes
.03Mi.	**14131 BLUEBIRD LN**		$730,000	$730,000	3,210	8/3/3	1983	17,877 SF	
.04Mi.	**14124 BLUEBIRD LN**		$1,053,084	$1,053,084	4,568	10/5/5	1995	8,664 SF	
.04Mi.	**14122 CARDINAL LN**		$819,200	$819,200	2,908	7/4/3	1978	8,965 SF	
.04Mi.	**601 WHITE WING LN**		$1,399,145	$1,399,145	3,305	6/3/3	1953	30,644 SF	
.04Mi.	**14130 BLUEBIRD LN**		$1,001,121	$1,001,121	4,108	9/4/3	1994	8,664 SF	Yes
.04Mi.	**14128 CARDINAL LN**		$802,430	$802,430	3,112	7/4/3	1978	8,965 SF	
.04Mi.	**14133 BLUEBIRD LN**		$640,000	$640,000	2,833	8/3/3	1980	8,625 SF	Yes
.05Mi.	**14130 CARDINAL LN**		$923,373	$923,373	3,366	9/4/4	1996	9,779 SF	
.05Mi.	**14126 BLUEBIRD LN**		$946,168	$946,168	3,704	9/4/3	1995	8,982 SF	
.05Mi.	**611 WHITE WING LN**		$2,100,000	$2,100,000	4,781	12/4/4	2023	30,644 SF	
.06Mi.	**14128 BLUEBIRD LN**		$920,444	$920,444	3,307	10/4/3	1994	8,982 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	37.1 years old	Households:	14,315
Median Household Income:	$125,313	Households w/Family:	65%
Household Income Per Capita:	$54,487	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Spring Branch Independent School District	Students:	32,668
Number of Schools:	46	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.08Mi.	**The Wildcat Way School** Number of Students: 268 Student-Teacher Ratio: 17.87	NA	Public	PK - PK
0.88Mi.	**Stratford High School** Number of Students: 2,394 Student-Teacher Ratio: 19.04 Advanced Placement: Yes	A-	Public	9 - 12
0.34Mi.	**Meadow Wood Elementary School** Number of Students: 686 Student-Teacher Ratio: 16.13	A-	Public	PK - 5
0.44Mi.	**Spring Forest Middle School** Number of Students: 993 Student-Teacher Ratio: 16.15 Advanced Placement: Yes	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	91%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	28%	SIGNIFICANTLY LOWER
MURDER	67%	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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ICE SiteX Report

OrderID: 98688935

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