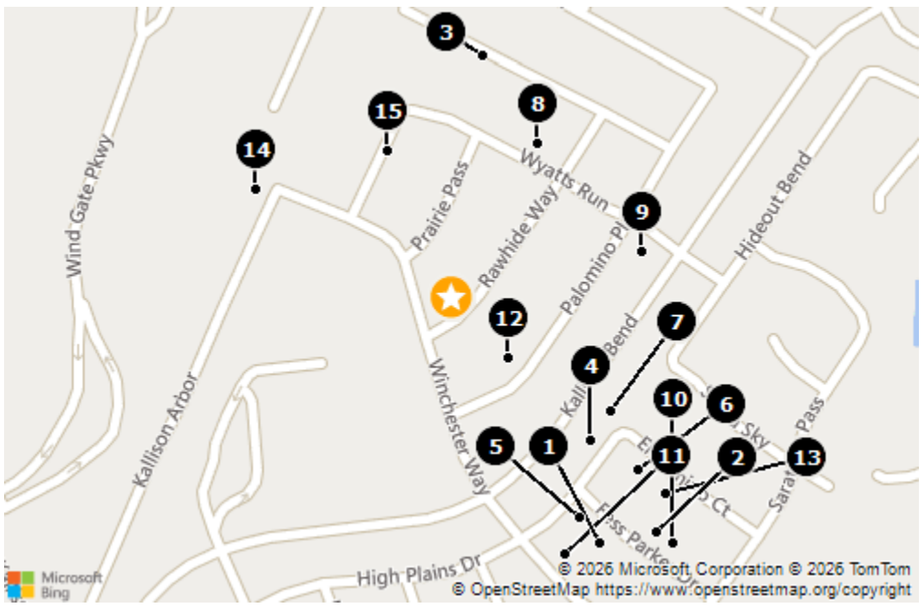
ICE SiteX Report

OrderID: 98341747

SiteX Property Information Report



Subject Property Location

14547 RAWHIDE WAY, SAN ANTONIO, TX 78254-4530

County:	**BEXAR TX**	Census Tract:	480291821.051062
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04451-244-0020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$308,880 - $393,120	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06 08 09 10 11 56
Assd Land Value:	$97,360	Market Land Value:	$97,360	Tax Year:	2025
Assd Improvement:	$316,480	Market Improvment Value:	$316,480	Total Taxable Value:	$5,581
Total Assessed Value:	$413,840	Total Assessor Market Value:	$413,840	Delinquent Year:	
				Tax Account ID:	1234146
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 44 Subdivision: KALLISON RANCH SUBD
Abbreviated Description: CB 4451B (KALLISON RANCH PH-1 UT-3B), BLOCK 44 LOT 2 2016 NEW ACCT PER PLAT 9689/200-203 FILED 9/25/15

Property Characteristics

Lot Size:	7,887 SF	Bedrooms:	3	Pool:	
Building Area:	2052 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/22/2016	Sales Price:	N/A
Document #:	20160163768 BK-PG 18041-1434	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2016		
Document Type:			

Legal Description:
Lot: 2 Block: 44 Subdivision: KALLISON RANCH Phase No: 1 Legal Unit: 3B Map Ref: VOL9689 PG200

Prior Transfer

Recording Date:	08/22/2016	Sales Price:	N/A
Document #:	20160163767 BK-PG 18041-1431	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2016		
Document Type:			

Legal Description:
Lot: 2 Block: 44 Subdivision: KALLISON RANCH Phase No: 1 Legal Unit: 3B Map Ref: VOL9689 PG200

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	N/A
Document #:	20160163768 BK-PG 18041 -1434	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 44 Subdivision: KALLISON RANCH SUBD
Abbreviated Description: CB 4451B (KALLISON RANCH PH-1 UT-3B), BLOCK 44 LOT 2 2016 NEW ACCT PER PLAT 9689/200-203 FILED 9/25/15

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Area Sales Analysis

Total Area Sales	$271,400	Median # of Bedrooms	4
Median Lot Size	7,198 SF	Median # of Baths	2
Median Living Area	2,169 SF	Median Year Built	2012
Price Range - 2 Yrs	to $271,400	Age Range	8 years to 19 years
Median Value		Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**8531 FESS PARKER DR** **SAN ANTONIO, TX 78254-1861**	08/17/2026			1989	/4/2	2012	7,375 SF	
		APN: 04451-236-0180 Document #: 20260159802 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 236 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B SUBDIVISION Legal Unit: 12 MapRef: VOL 20003 PG 1949-19 Abbreviated Description: Lot:18 Block:236 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B SUBDIVISION Legal Unit:12 Map Ref:VOL 20003 PG 1949-19								
2	.22Mi.	**8522 FESS PARKER DR** **SAN ANTONIO, TX 78254-1861**	08/04/2026			1989	/4/2	2012	7,865 SF	
		APN: 04451-237-0050 Document #: 20260151030 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 37 Subdivision: KALLISON RANCH PHASE 1 Legal Unit: 1 MapRef: VOL 9572 PG 119 Abbreviated Description: Lot:5 Block:37 Subdivision:KALLISON RANCH PHASE 1 Legal Unit:1 Map Ref:VOL 9572 PG 119								
3	.18Mi.	**14560 CLYDESDALE TRL** **SAN ANTONIO, TX 78254-4492**	07/01/2026			2169	/4/3	2016	7,191 SF	
		APN: 04451-246-0370 Document #: 20260127405 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 46 Subdivision: KALLISON RANCH PHASE 1 Legal Unit: 4A MapRef: VOL 9686 PG 75&76 Abbreviated Description: Lot:37 Block:46 Subdivision:KALLISON RANCH PHASE 1 Legal Unit:4A Map Ref:VOL 9686 PG 75&76								
4	.14Mi.	**14411 HIGH PLAINS DR** **SAN ANTONIO, TX 78254-1863**	06/22/2026			1989	/3/2	2011	7,198 SF	
		APN: 04451-238-0070 Document #: 20260118353 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 238 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B MapRef: VOL 20003 PG 1949 Abbreviated Description: Lot:7 Block:238 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B Map Ref:VOL 20003 PG 1949								
5	.18Mi.	**8539 FESS PARKER DR** **SAN ANTONIO, TX 78254-1861**	03/24/2026			1556	6/3/2	2011	8,077 SF	
		APN: 04451-236-0200 Document #: 20260053029 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 236 Subdivision: KALLISON RANCH Phase No: 3 Legal Unit: 12B MapRef: VOL 20003 PG 1949-19 Abbreviated Description: Lot:20 Block:236 Subdivision:KALLISON RANCH Phase No:3 Legal Unit:12B Map Ref:VOL 20003 PG 1949-19								
6	.18Mi.	**8531 EL CAMINO CT** **SAN ANTONIO, TX 78254-1858**	03/19/2026			2270	5/3/2	2007	7,198 SF	
		APN: 04451-237-0170 Document #: 20260050007 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 237 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B Tract No: 4451 MapRef: VOL 20003 PG 1949-19 Abbreviated Description: Lot:17 Block:237 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B Tract No:4451 Map Ref:VOL 20003 PG 1949-19								
7	.13Mi.	**14403 HIGH PLAINS DR** **SAN ANTONIO, TX 78254-1863**	03/12/2026			1957	8/3/2	2007	11,167 SF	
		APN: 04451-238-0090 Document #: 20260044531 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 238 Subdivision: KALLISON RANCH 215 PAHSE 3 UNIT 12B MapRef: VOL 20003PG1949-1951 Abbreviated Description: Lot:9 Block:238 Subdivision:KALLISON RANCH 215 PAHSE 3 UNIT 12B Map Ref:VOL 20003PG1949-1951								
8	.13Mi.	**8910 WYATTS RUN** **SAN ANTONIO, TX 78254-4414**	12/29/2025			2694	/4/3	2013	6,000 SF	
		APN: 04451-246-0210 Document #: 20250240744 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 46 Subdivision: KALLISON RANCH Phase No: 1 Legal Unit: 3A MapRef: VOL 9659 PG 9-11 Abbreviated Description: Lot:21 Block:46 Subdivision:KALLISON RANCH Phase No:1 Legal Unit:3A Map Ref:VOL 9659 PG 9-11								
9	.14Mi.	**14402 PALOMINO PL** **SAN ANTONIO, TX 78254-4416**	11/24/2025	$271,400	$100	2694	/4/3	2015	6,252 SF	
		APN: 04451-242-0170 Document #: 20250218803 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 42 Subdivision: KALLISON RANCH Phase No: 1 Legal Unit: 3A MapRef: VOL 9659 PG 9-11 Abbreviated Description: Lot:17 Block:42 Subdivision:KALLISON RANCH Phase No:1 Legal Unit:3A Map Ref:VOL 9659 PG 9-11								
10	.23Mi.	**8518 FESS PARKER DR** **SAN ANTONIO, TX 78254-1861**	10/22/2025			2730	/4/3	2012	7,797 SF	
		APN: 04451-237-0060 Document #: 20250196327 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 237 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B MapRef: VOL 20003 PG 1949 Abbreviated Description: Lot:6 Block:237 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B Map Ref:VOL 20003 PG 1949								
11	.2Mi.	**8542 WINCHESTER WAY** **SAN ANTONIO, TX 78254-1862**	10/22/2025			2569	/4/3	2012	7,198 SF	
		APN: 04451-236-0020 Document #: 20250196339 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 236 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B MapRef: VOL 20003 PG 1949 Abbreviated Description: Lot:22 Block:236 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B Map Ref:VOL 20003 PG 1949								
12	.06Mi.	**14451 PALOMINO PL** **SAN ANTONIO, TX 78254-4416**	10/16/2025			2396	/4/3	2018	7,201 SF	
		APN: 04451-243-0050 Document #: 20250193150 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 243 Subdivision: NWC CULEBRA RANCH VIEW WEST MapRef: VOL 20003 PG 552 Abbreviated Description: Lot:5 Block:243 Subdivision:NWC CULEBRA RANCH VIEW WEST Map Ref:VOL 20003 PG 552								

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13	.2Mi.	**8523 EL CAMINO CT** **SAN ANTONIO, TX 78254-1858**	09/15/2025	2424	7/4/3	2007	7,980 SF

APN: 04451-237-0150 Document #: 20250170816
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 237 Subdivision: KALLISON RANCH 215 PHASE 3 UNIT 12B MapRef: VOL 20003 PG 1949-49 Abbreviated Description: Lot:15 Block:237 Subdivision:KALLISON RANCH 215 PHASE 3 UNIT 12B Map Ref:VOL 20003 PG 1949-49

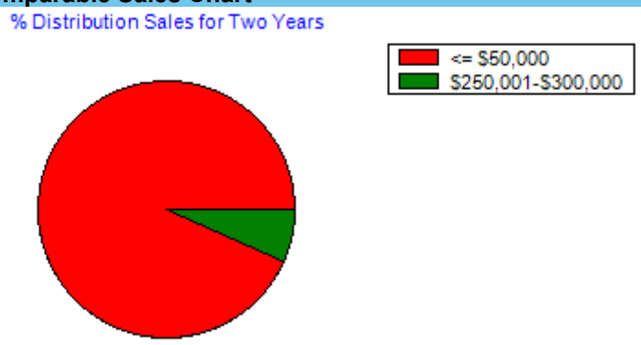
14	.16Mi.	**8843 KALLISON ARBOR** **SAN ANTONIO, TX 78254-4559**	09/09/2025	1836	/3/2	2018	6,557 SF

APN: 04451-259-0350 Document #: 20250166520
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 59 Subdivision: KALLISON RANCH SUBDIVISION UNIT 7 MapRef: VOL 96854 PG 172-173 Abbreviated Description: Lot:35 Block:59 Subdivision:KALLISON RANCH SUBDIVISION UNIT 7 Map Ref:VOL 96854 PG 172-173

15	.11Mi.	**14518 BUCKING TRL** **SAN ANTONIO, TX 78254-4413**	04/22/2025	1599	/3/2	2015	6,250 SF

APN: 04451-245-0110 Document #: 20250071781
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 45 Subdivision: KALLISON RANCH PHASE 1 UNIT 3A MapRef: VOL 9659 PG 9-11 Abbreviated Description: Lot:11 Block:45 Subdivision:KALLISON RANCH PHASE 1 UNIT 3A Map Ref:VOL 9659 PG 9-11

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.	**14547 RAWHIDE WAY**	**08/19/2016**	$413,840	$413,840	2,052	/3/2	2016	7,887 SF	
.01Mi.	**14543 RAWHIDE WAY**	**02/06/2024**	$445,320	$445,320	2,383	/3/2	2017	6,866 SF	
.01Mi.	**14555 RAWHIDE WAY**	**12/28/2021**	$430,950	$430,950	2,120	/4/2	2016	8,507 SF	
.02Mi.	**14535 RAWHIDE WAY**	**11/08/2024**	$365,000	$365,000	2,383	/3/2	2017	6,003 SF	
.02Mi.	**14540 PRAIRIE PASS**	**06/28/2016**	$520,020	$520,020	2,821	/4/3	2016	9,409 SF	Yes
.03Mi.	**14536 PRAIRIE PASS**	**04/15/2015**	$421,490	$421,490	2,398	/4/2	2014	6,209 SF	
.03Mi.	**14531 RAWHIDE WAY**	**08/06/2020**	$435,780	$435,780	2,500	/4/2	2016	5,997 SF	
.03Mi.	**14546 RAWHIDE WAY**	**07/15/2021**	$435,000	$435,000	2,396	/4/3	2018	7,029 SF	
.03Mi.	**14532 PRAIRIE PASS**	**09/24/2021**	$416,060	$416,060	2,470	/4/2	2014	6,413 SF	
.03Mi.	**14550 RAWHIDE WAY**	**10/20/2021**	$429,160	$429,160	2,250	/4/3	2018	7,259 SF	
.04Mi.	**14542 RAWHIDE WAY**	**11/10/2017**	$355,580	$355,580	1,599	/3/2	2017	6,998 SF	
.04Mi.	**14554 RAWHIDE WAY**	**11/24/2020**	$390,000	$390,000	2,396	/3/2	2017	7,197 SF	
.04Mi.	**14538 RAWHIDE WAY**	**03/15/2018**	$330,000	$330,000	1,840	/3/2	2017	6,250 SF	
.04Mi.	**8811 WINCHESTER WAY**	**06/14/2022**	$333,000	$333,000	1,921	/4/3	2018	5,999 SF	
.04Mi.	**8807 WINCHESTER WAY**	**07/24/2018**	$400,000	$400,000	2,396	/4/3	2018	5,999 SF	
.04Mi.	**14527 RAWHIDE WAY**	**04/12/2022**	$442,380	$442,380	2,694	/4/3	2016	6,047 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	32.6 years old	Households:	23,524
Median Household Income:	$101,683	Households w/Family:	78%
Household Income Per Capita:	$39,608	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	47%

School District

School District Zone:	Northside Independent School District	Students:	100,208
Number of Schools:	128	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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4.11Mi. **William H. Taft High School** Number of Students: 2,670 Student-Teacher Ratio: 16.89		B	Public	9 - 12
2.96Mi. **Dr. John M. Folks Middle School** Number of Students: 1,497 Student-Teacher Ratio: 17		B	Public	6 - 8
0.13Mi. **Dr. Pat Henderson Elementary School** Number of Students: 819 Student-Teacher Ratio: 15.5		A-	Public	EE - 5

Flood Report

The Subject Property of **14547 RAWHIDE WAY, SAN ANTONIO, TX 78254-4530** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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