ICE SiteX Report

OrderID: 98722788

SiteX Property Information Report



Subject Property Location

1518 ROARING SPRINGS LN, SEABROOK, TX 77586-4158

County:	**HARRIS TX**	Census Tract:	482013414.002028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1196100010048	Thomas Bros Pg-Grid:	

Valuation

Value:	**$332,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$292,160 - $371,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	027 041 042 043
Assd Land Value:	$70,125	Market Land Value:	$70,125	Tax Year:	2026
Assd Improvement:	$240,401	Market Improvment Value:	$240,401	Total Taxable Value:	$2,892
Total Assessed Value:	$310,526	Total Assessor Market Value:	$310,526	Delinquent Year:	
				Tax Account ID:	119-610-001-0048
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 48 Block: 1 District: 074 Subdivision: KIRBY LAKE Map Ref: MAP 6150B
Abbreviated Description: LT 48 BLK 1 KIRBY LAKE
City/Muni/Twp: CITY OF PASADENA

Property Characteristics

Lot Size:	5,502 SF	Bedrooms:	3	Pool:	
Building Area:	2244 SF	Baths:	2	Fireplace:	Yes
Year Built:	2003	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/27/2026	Loan Amount:	N/A
Document #:	2026-116549 BK-PG -	Loan Type:	
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION
City/Muni/Twp: SEABROOK

Prior Transfer

Recording Date:	07/16/2021	Sales Price:	N/A
Document #:	2021-402490 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/09/2021	Loan Amount:	N/A
Document #:	2021-386655 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION
City/Muni/Twp: SEABROOK

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Prior Transfer

Recording Date:	11/29/2018	Sales Price:	$237,616
Document #:	2018-534988 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/05/2018	Sales Price:	$102,000
Document #:	2018-303067 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2018	Sales Price:	N/A
Document #:	2018-268169 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2018		
Document Type:			

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION Map Ref: PL 402095

Prior Transfer

Recording Date:	09/17/2013	Sales Price:	N/A
Document #:	20130478281 BK-PG 049-50-0565	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/2013		
Document Type:			

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION Map Ref: FILE402095

Prior Transfer

Recording Date:	09/17/2013	Sales Price:	N/A
Document #:	20130478272 BK-PG 049-50-0556	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/13/2013		
Document Type:			

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKES SUBDIVISION Map Ref: FILE402095

Mortgage Record

Recording Date:	06/03/2010	Loan Amount:	N/A
Document #:	20100231702 BK-PG 07223-0625	Loan Type:	New Conventional
TD Due Date:	06/01/2025	Type Finance:	

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION

Prior Transfer

Recording Date:	05/26/2010	Sales Price:	N/A
Document #:	20100218221 BK-PG RP 008-23-1131	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/04/2008	Sales Price:	$127,350
Document #:	20080405501 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/22/2008	Sales Price:	N/A
Document #:	20080381124 BK-PG 00823-1105	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/21/2008		
Document Type:			

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION

Prior Transfer

Recording Date:	04/30/2003	Sales Price:	N/A
Document #:	W625116 BK-PG 56687-2246	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/25/2003		
Document Type:			

Legal Description:

Lot: 48 Block: 1 Subdivision: KIRBY LAKE SUBDIVISION

Prior Transfer

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

Legal Description:

Lot: 48 Block: 1 District: 074 Subdivision: KIRBY LAKE Map Ref: MAP 6150B
Abbreviated Description: LT 48 BLK 1 KIRBY LAKE
City/Muni/Twp: CITY OF PASADENA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	11,121 SF	Median # of Baths	3
Median Living Area	3,477 SF	Median Year Built	1999
Price Range - 2 Yrs		Age Range	21 years to 64 years
Median Value		Median Age	27 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**3018 SEA CHANNEL DR** **SEABROOK, TX 77586-1663**	07/09/2026			3062	6/3/2	2003	13,935 SF	Yes
		APN: 1202140060005 Document #: 2026-275087 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10-12 Block: 6 Subdivision: SPENCER VIEW TERRACE MapRef: VOL 39 PG 53 Abbreviated Description: Lot:10-12 Block:6 Subdivision:SPENCER VIEW TERRACE Map Ref:VOL 39 PG 53								
2	.62Mi.	**3010 SCENIC VIEW CT** **SEABROOK, TX 77586-1684**	07/07/2026			3368	7/4/3	2002	11,556 SF	
		APN: 1202140040030 Document #: 2026-271455 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: B Section: 4 Subdivision: GREENVIEW ESTATES Phase No: 3 MapRef: MF 37 PG 1038 Abbreviated Description: Lot:6 Block:B Section:4 Subdivision:GREENVIEW ESTATES Phase No:3 Map Ref:MF 37 PG 1038								
3	.29Mi.	**1907 RAY SHELL CT** **SEABROOK, TX 77586-4586**	06/26/2026			6394	10/4/4	2002	22,629 SF	Yes
		APN: 1178150010034 Document #: 2026-256386 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 72 Block: 3 Subdivision: A FINAL PLAT KIRBYWOODS MapRef: VOL 345 PG 84 Abbreviated Description: Lot:72 Block:3 Subdivision:A FINAL PLAT KIRBYWOODS Map Ref:VOL 345 PG 84								
4	.46Mi.	**1211 SHOREWOOD DR** **SEABROOK, TX 77586-4713**	05/21/2026			2287	7/4/2	1962	10,803 SF	
		APN: 0914450000006 Document #: 2026-199816 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Section: 2 Subdivision: TIMBER COVE MapRef: VOL 58 PG 10 Abbreviated Description: Lot:6 Block:9 Section:2 Subdivision:TIMBER COVE Map Ref:VOL 58 PG 10								
5	.12Mi.	**1710 SHORE LINE DR** **SEABROOK, TX 77586-4573**	05/14/2026			4856	9/4/4	1995	18,639 SF	Yes
		APN: 1178150010012 Document #: 2026-188100 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Section: 1 Subdivision: TAYLOR LAKE ESTATES MapRef: VOL 326 PG 144 Abbreviated Description: Lot:12 Block:1 Section:1 Subdivision:TAYLOR LAKE ESTATES Map Ref:VOL 326 PG 144								
6	.03Mi.	**1519 ROARING SPRINGS LN** **SEABROOK, TX 77586-4159**	04/28/2026			1998	6/3/2	2003	5,502 SF	
		APN: 1196100030026 Document #: 2026-163246 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 3 Subdivision: KIRBY LAKE SUBDIVISION MapRef: MF 402095 Abbreviated Description: Lot:26 Block:3 Subdivision:KIRBY LAKE SUBDIVISION Map Ref:MF 402095								
7	.53Mi.	**1114 LIVE OAK LN** **SEABROOK, TX 77586-4529**	04/22/2026			3038	8/4/2	1990	12,001 SF	Yes
		APN: 1170630010029 Document #: 2026-153122 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 1 Subdivision: KIRBYWOODS MapRef: MB 345 PG 84 Abbreviated Description: Lot:29 Block:1 Subdivision:KIRBYWOODS Map Ref:MB 345 PG 84								
8	.49Mi.	**1135 PINEWOOD LN** **SEABROOK, TX 77586-4534**	04/17/2026			4370	10/4/3	1992	11,439 SF	
		APN: 1170630010033 Document #: 2026-147776 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 1 Subdivision: A FINAL PLAT KIRBYWOODS MapRef: MF 345 PG 84 Abbreviated Description: Lot:33 Block:1 Subdivision:A FINAL PLAT KIRBYWOODS Map Ref:MF 345 PG 84								
9	.34Mi.	**1410 JUNIPER LN** **SEABROOK, TX 77586-4539**	03/02/2026			3586	11/5/3	1996	8,329 SF	
		APN: 1175210020015 Document #: 2026-77943 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Section: 1 Subdivision: KIRBYBEND SUBDIVISION Abbreviated Description: Lot:15 Block:2 Section:1 Subdivision:KIRBYBEND SUBDIVISION								
10	.46Mi.	**3018 S ISLAND DR** **SEABROOK, TX 77586-1648**	12/30/2025			4188	10/4/4	2000	16,357 SF	Yes
		APN: 1202140030047 Document #: 2025-511497 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 3 Section: 2 Subdivision: SEABROOK ISLAND MapRef: MF 421128 Abbreviated Description: Lot:47 Block:3 Section:2 Subdivision:SEABROOK ISLAND Map Ref:MF 421128City/Muni/Twp:SEABROOK City/Muni/Twp: SEABROOK								
11	.17Mi.	**1526 BAY BERRY LN** **SEABROOK, TX 77586-4537**	12/19/2025			3586	11/5/3	1995	8,329 SF	
		APN: 1175210010014 Document #: 2025-500448 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: KIRBYBEND SECTI ON 1 MapRef: MF 353060 Abbreviated Description: Lot:14 Block:1 Subdivision:KIRBYBEND SECTI ON 1 Map Ref:MF 353060								
12	.08Mi.	**1427 ROARING SPRINGS LN** **SEABROOK, TX 77586-4157**	10/30/2025			2730	10/4/3	1999	6,604 SF	
		APN: 1196100030033 Document #: 2025-430464 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 3 Subdivision: KIRBY LAKE SUBDIVISION MapRef: MF 402095 Abbreviated Description: Lot:33 Block:3 Subdivision:KIRBY LAKE SUBDIVISION Map Ref:MF 402095								
13	.49Mi.	**3038 S ISLAND DR** **SEABROOK, TX 77586-1648**	10/29/2025			3882	8/4/4	2005	10,515 SF	Yes
		APN: 1202140030042 Document #: 2025-429238 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 3 Subdivision: SEABROOK ISLAND SECTION 2 MapRef: MF 421128 Abbreviated Description: Lot:42 Block:3 Subdivision:SEABROOK ISLAND SECTION 2 Map Ref:MF 421128								
14	.2Mi.	**1415 SUNSET BAY CT** **SEABROOK, TX 77586-4179**	10/22/2025			2265	7/3/2	2000	8,015 SF	

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APN: 1196100020044 Document #: 2025-418604
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 44 Block: 2 Subdivision: KIRBY LAKE SUBDIVISION MapRef: MF 402095 Abbreviated Description: Lot:44 Block:2 Subdivision:KIRBY LAKE SUBDIVISION Map Ref:MF 402095

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.	**1518 ROARING SPRINGS LN**		$310,526	$310,526	2,244	6/3/2	2003	5,502 SF	
.01Mi.	**1522 ROARING SPRINGS LN**		$294,445	$294,445	2,060	6/3/2	2003	5,502 SF	
.01Mi.	**1514 ROARING SPRINGS LN**		$311,863	$311,863	2,080	6/3/2	2001	5,502 SF	
.02Mi.	**1510 ROARING SPRINGS LN**		$377,081	$377,081	3,141	10/4/2	2001	5,502 SF	
.02Mi.	**1602 ROARING SPRINGS LN**		$371,933	$371,933	3,011	10/4/2	2002	5,502 SF	
.03Mi.	**1606 ROARING SPRINGS LN**		$299,945	$299,945	1,901	6/3/2	2002	5,502 SF	
.03Mi.	**1506 ROARING SPRINGS LN**		$339,658	$339,658	2,681	7/4/2	2003	6,604 SF	
.03Mi.	**1519 ROARING SPRINGS LN**		$358,750	$358,750	1,998	6/3/2	2003	5,502 SF	
.03Mi.	**1523 ROARING SPRINGS LN**		$398,833	$398,833	2,961	10/4/2	2003	5,502 SF	
.03Mi.	**1515 ROARING SPRINGS LN**		$425,017	$425,017	2,889	7/4/3	2003	5,502 SF	
.04Mi.	**1603 ROARING SPRINGS LN**		$374,070	$374,070	2,080	6/3/2	2002	5,502 SF	
.04Mi.	**1511 ROARING SPRINGS LN**		$418,978	$418,978	2,873	10/4/2	2003	6,604 SF	
.04Mi.	**1610 ROARING SPRINGS LN**		$368,807	$368,807	2,873	10/4/2	2002	6,708 SF	
.04Mi.	**1611 SHORE LINE DR**		$819,217	$819,217	3,438	10/4/3	2000	24,433 SF	Yes
.04Mi.	**1502 ROARING SPRINGS LN**		$321,401	$321,401	2,080	6/3/2	2003	5,358 SF	
.04Mi.	**1607 ROARING SPRINGS LN**		$390,000	$390,000	2,875	8/4/2	2002	5,502 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	41.6 years old	Households:	9,500
Median Household Income:	$105,421	Households w/Family:	64%
Household Income Per Capita:	$51,562	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Clear Creek Independent School District	Students:	39,684
Number of Schools:	46	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.26Mi.	**G.W. Robinson Elementary School** Number of Students: 536 Student-Teacher Ratio: 15.76	A-	Public	KG - 5
5.56Mi.	**Clear Falls High School** Number of Students: 2,508 Student-Teacher Ratio: 18.64 Advanced Placement: Yes	B+	Public	9 - 12
2.16Mi.	**James F. Bay Elementary School** Number of Students: 519 Student-Teacher Ratio: 14.82	B+	Public	PK - 5
2.21Mi.	**Seabrook Intermediate School**	A-	Public	6 - 8

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Number of Students: 901
Student-Teacher Ratio: 15.79

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	108%	SIMILAR
OVERALL	107%	SIMILAR

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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