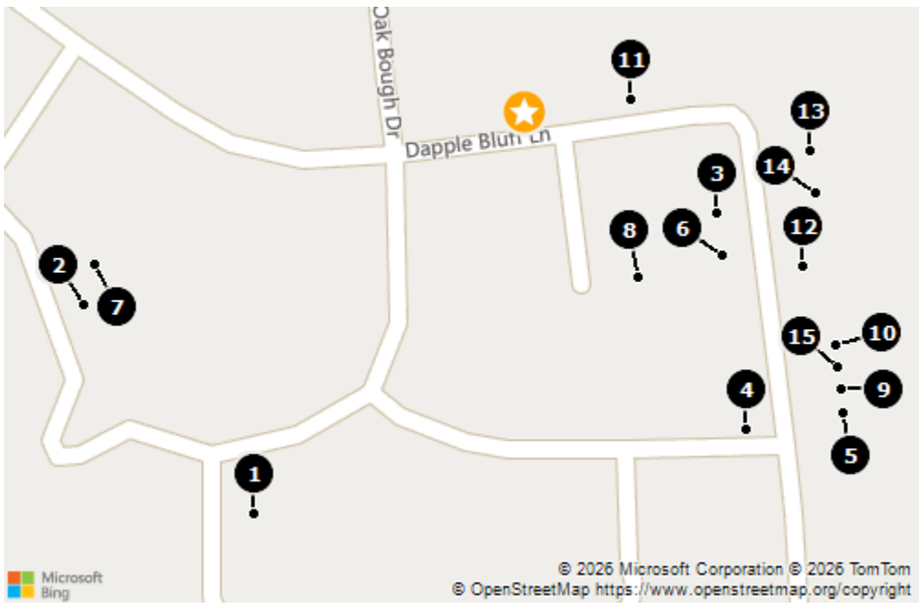
ICE SiteX Report

OrderID: 97842051

SiteX Property Information Report



Subject Property Location

15423 DAPPLE BLUFF LN, CONROE, TX 77302-1511

County:	**MONTGOMERY TX**	Census Tract:	483396922.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	809058	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$235,770 - $306,230	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	HM1,JNH,SCO,M191
Assd Land Value:	$58,000	Market Land Value:	$58,000	Tax Year:	2024
Assd Improvement:	$185,268	Market Improvment Value:	$185,268	Total Taxable Value:	
Total Assessed Value:	$243,268	Total Assessor Market Value:	$243,268	Delinquent Year:	
				Tax Account ID:	809058
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 1 Subdivision: MAVERA 10B
Abbreviated Description: MAVERA 10B BLK 1 LOT 5

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	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:	04/09/2026	Sales Price:	$278,042
Document #:	2026035085 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2024	Sales Price:	N/A
Document #:	2024082599 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/16/2024		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: MAVERA SEC 10B Map Ref: CAB AA SH 390&391

Prior Transfer

Recording Date:	08/16/2024	Sales Price:	N/A
Document #:	2024082599 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: MAVERA 10B
Abbreviated Description: MAVERA 10B BLK 1 LOT 5

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	2 years to 2 years
Median Value		Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**15174 CANYON RAPIDS RD** **CONROE, TX 77302-1526**	05/29/2025			1815	//2	2024	SF	
		APN: 7111-09-05800 Document #: 2025053117 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: MAVERA SEC 9 MapRef: CAB Z SH 9882&9883 Abbreviated Description: Lot:8 Block:3 Subdivision:MAVERA SEC 9 Map Ref:CAB Z SH 9882&9883								
2	.16Mi.	**15129 CANYON RAPIDS RD** **CONROE, TX 77302-1529**	04/09/2025			1700	//2	2024	SF	
		APN: 7111-09-03400 Document #: 2025033787 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 1 Subdivision: MAVERA SEC 9 MapRef: CAB Z SH 9882&9883 Abbreviated Description: Lot:34 Block:1 Subdivision:MAVERA SEC 9 Map Ref:CAB Z SH 9882&9883								
3	.08Mi.	**16620 STERLING CLIFF ST** **CONROE, TX 77302-1536**	03/03/2025				//	2024	SF	
		APN: 809160 Document #: 2025019385 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:19 Block:3 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
4	.14Mi.	**16660 STERLING CLIFF ST** **CONROE, TX 77302-1536**	03/03/2025				//3	2024	SF	
		APN: 809170 Document #: 2025019790 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 3 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:29 Block:3 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
5	.15Mi.	**16659 STERLING CLIFF ST** **CONROE, TX 77302-1537**	02/27/2025				//2	2024	SF	
		APN: 809084 Document #: 2025018009 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:31 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
6	.09Mi.	**16628 STERLING CLIFF ST** **CONROE, TX 77302-1536**	02/19/2025				//2	2024	SF	
		APN: 809162 Document #: 2025015070 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 3 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:21 Block:3 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
7	.16Mi.	**15121 CANYON RAPIDS RD** **CONROE, TX 77302-1529**	02/19/2025			2642	//2	2024	SF	
		APN: 7111-09-03600 Document #: 2025015286 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 1 Subdivision: MAVERA SEC 9 MapRef: CAB Z SH 9883 Abbreviated Description: Lot:36 Block:1 Subdivision:MAVERA SEC 9 Map Ref:CAB Z SH 9883								
8	.08Mi.	**16525 BREEZY KNOLL CT** **CONROE, TX 77302-1513**	02/04/2025				//	2024	SF	
		APN: 809152 Document #: 2025010411 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 3 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:11 Block:3 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
9	.15Mi.	**16655 STERLING CLIFF ST** **CONROE, TX 77302-1537**	02/03/2025				//	2024	SF	
		APN: 809083 Document #: 2025009559 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:30 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
10	.14Mi.	**16647 STERLING CLIFF ST** **CONROE, TX 77302-1537**	01/30/2025				//	2024	SF	
		APN: 809081 Document #: 2025008569 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:28 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
11	.04Mi.	**15443 DAPPLE BLUFF LN** **CONROE, TX 77302-1511**	01/23/2025				//	2024	SF	
		APN: 809063 Document #: 2025005653 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:10 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
12	.12Mi.	**16635 STERLING CLIFF ST** **CONROE, TX 77302-1537**	01/23/2025				//	2024	SF	
		APN: 809078 Document #: 2025005262 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:25 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391								
13	.1Mi.	**16611 STERLING CLIFF ST**	01/17/2025				//	2024	SF	

ICE SiteX Report

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CONROE, TX 77302-1537
APN: 809072 Document #: 2025004989
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:19 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391

14	.11Mi.	**16619 STERLING CLIFF ST**	01/17/2025	//	2024	SF	

CONROE, TX 77302-1537
APN: 809074 Document #: 2025005032
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:21 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391

15	.14Mi.	**16651 STERLING CLIFF ST**	01/17/2025	//	2024	SF	

CONROE, TX 77302-1537
APN: 809082 Document #: 2025004755
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 1 Subdivision: MAVERA SEC 10B MapRef: CAB AA SH 390&391 Abbreviated Description: Lot:29 Block:1 Subdivision:MAVERA SEC 10B Map Ref:CAB AA SH 390&391

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.	**15423 DAPPLE BLUFF LN**	**08/16/2024**	$243,268	$243,268			2024		
.01Mi.	**15419 DAPPLE BLUFF LN**	**11/22/2024**	$245,236	$245,236		//2	2024		
.01Mi.	**15427 DAPPLE BLUFF LN**	**01/03/2025**	$295,785	$295,785			2024		
.02Mi.	**15431 DAPPLE BLUFF LN**	**08/26/2024**	$243,268	$243,268			2024		
.02Mi.	**15411 DAPPLE BLUFF LN**	**08/08/2024**	$243,268	$243,268			2024		
.02Mi.	**15435 DAPPLE BLUFF LN**	**08/17/2024**	$245,236	$245,236		//2	2024		
.03Mi.	**16504 BREEZY KNOLL CT**	**12/27/2024**	$326,979	$326,979		//2	2024		
.03Mi.	**15439 DAPPLE BLUFF LN**	**09/30/2024**	$243,268	$243,268			2024		
.03Mi.	**15407 DAPPLE BLUFF LN**	**10/08/2024**	$293,000	$293,000			2024		
.04Mi.	**16508 BREEZY KNOLL CT**	**10/01/2024**	$241,155	$241,155		//2	2024		
.04Mi.	**15443 DAPPLE BLUFF LN**	**01/15/2025**	$291,245	$291,245			2024		
.04Mi.	**16512 BREEZY KNOLL CT**	**10/11/2024**	$241,155	$241,155		//2	2024		
.05Mi.	**15447 DAPPLE BLUFF LN**	**10/10/2024**	$312,259	$312,259			2024		
.05Mi.	**16505 BREEZY KNOLL CT**	**10/29/2024**	$316,022	$316,022			2024		
.05Mi.	**16516 BREEZY KNOLL CT**	**10/03/2024**	$241,155	$241,155		//2	2024		
.05Mi.	**16509 BREEZY KNOLL CT**	**09/25/2024**	$241,155	$241,155		//2	2024		

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: 97842051

Flood Report

The Subject Property of **15423 DAPPLE BLUFF LN, CONROE, TX 77302-1511** 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

3/19/2025 - Pauline Road Fire

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