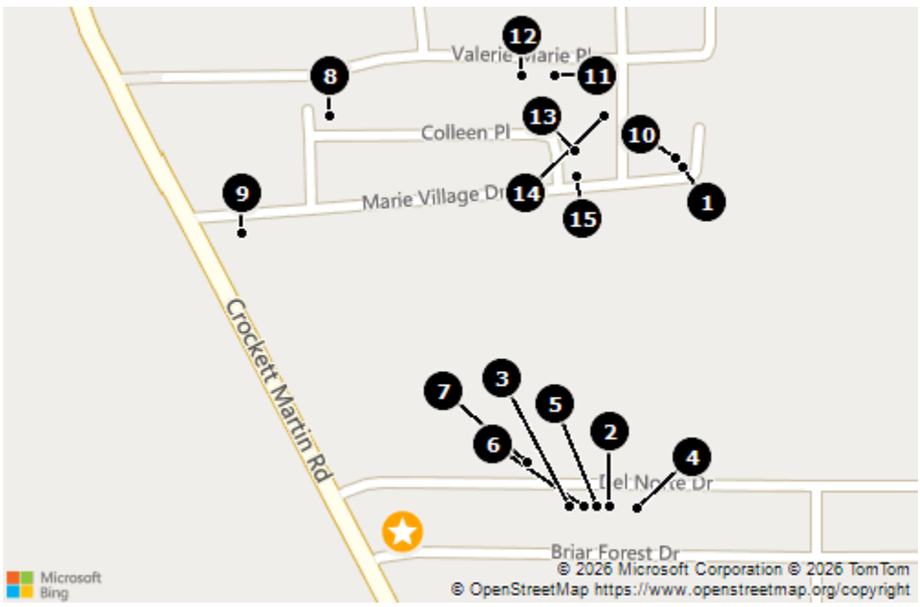
ICE SiteX Report

OrderID: 98722894

SiteX Property Information Report



Subject Property Location

15509 BRIAR FOREST DR, CONROE, TX 77306-2036

County:	**MONTGOMERY TX**	Census Tract:	483396930.014031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3563-00-09900	Thomas Bros Pg-Grid:	

Valuation

Value:	**$202,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$185,840 - $218,160	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F09,GMO,HM1,JNH
Assd Land Value:	$42,500	Market Land Value:	$42,500	Tax Year:	2025
Assd Improvement:	$137,285	Market Improvment Value:	$137,285	Total Taxable Value:	$2,840
Total Assessed Value:	$179,785	Total Assessor Market Value:	$179,785	Delinquent Year:	
				Tax Account ID:	R502054
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 62 Block: 2 Subdivision: CROCKETT RESERVE 01

Abbreviated Description:	S356300 - CROCKETT RESERVE 01, BLOCK 2, LOT 62
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	6,299 SF	Bedrooms:		Pool:	
Building Area:	1216 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2026	Sales Price:	$50,875
Document #:	2026104525 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$143,243
Document #:	2024114207 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	2024109645 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2024		
Document Type:			
Legal Description:			

Lot: 62 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 Map Ref: CAB Z SH 6345-6352

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	N/A
Document #:	2024109645 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 62 Block: 2 Subdivision: CROCKETT RESERVE 01
Abbreviated Description: S356300 - CROCKETT RESERVE 01, BLOCK 2, LOT 62
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	N/A
Document #:	2021120807 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/30/2021		
Document Type:			

Legal Description:
Lot: 62 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 Map Ref: CAB Z SH 6345-6352

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	4,379 SF	Median # of Baths	2
Median Living Area	1,220 SF	Median Year Built	2022
Price Range - 2 Yrs		Age Range	2 years to 6 years
Median Value		Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**17051 MARIE VILLAGE DR** **CONROE, TX 77306-2236**	06/17/2026			832	//2	2022	5,191 SF	
		APN: 6966-00-05200 Document #: 2026063921 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Block: 1 Subdivision: MARIE VILLAGE SUBDIVISION MapRef: CAB Z SH 8214 Abbreviated Description: Lot:52 Block:1 Subdivision:MARIE VILLAGE SUBDIVISION Map Ref:CAB Z SH 8214								
2	.15Mi.	**15684 DEL NORTE DR** **CONROE, TX 77306-2044**	06/04/2026			1884	//2	2020	5,022 SF	
		APN: 3563-00-05500 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:18 Block:2 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
3	.12Mi.	**15672 DEL NORTE DR** **CONROE, TX 77306-2044**	06/04/2026			1220	//2	2020	4,991 SF	
		APN: 3563-00-05200 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:15 Block:2 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
4	.16Mi.	**15692 DEL NORTE DR** **CONROE, TX 77306-2044**	06/04/2026			1646	//2	2020	5,049 SF	
		APN: 3563-00-05700 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Section: 1 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:20 Block:2 Section:1 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
5	.14Mi.	**15680 DEL NORTE DR** **CONROE, TX 77306-2044**	06/04/2026			1646	//2	2020	5,047 SF	
		APN: 3563-00-05400 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:17 Block:2 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
6	.13Mi.	**15676 DEL NORTE DR** **CONROE, TX 77306-2044**	06/04/2026			1420	//2	2020	5,018 SF	
		APN: 3563-00-05300 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:16 Block:2 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
7	.1Mi.	**15657 DEL NORTE DR** **CONROE, TX 77306-2043**	06/04/2026			1940	//2	2020	5,004 SF	
		APN: 3563-00-01400 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CROCKETT RESERVE SECTION 1 MapRef: CAB Z SH 6345-6352 Abbreviated Description: Lot:14 Subdivision:CROCKETT RESERVE SECTION 1 Map Ref:CAB Z SH 6345-6352								
8	.29Mi.	**16511 COLLEEN PL** **CONROE, TX 77306-2225**	06/01/2026			900	//2	2022	2,403 SF	
		APN: 6966-00-00500 Document #: 2026056891 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: MARIE VILLAGE SUBDIVISION MapRef: CAB Z PG 8214 Abbreviated Description: Lot:5 Block:1 Subdivision:MARIE VILLAGE SUBDIVISION Map Ref:CAB Z PG 8214								
9	.35Mi.	**16822 N MARIE VILLAGE DR** **CONROE, TX 77306-1407**	04/15/2026			1284	//2	2024	SF	
		APN: 6966-02-09200 Document #: 2026037615 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Section: 2 Subdivision: MARIE VILLAGE MapRef: CAB Z SH 9242 Abbreviated Description: Lot:1 Block:2 Section:2 Subdivision:MARIE VILLAGE Map Ref:CAB Z SH 9242								
10	.32Mi.	**17059 MARIE VILLAGE DR** **CONROE, TX 77306-2236**	04/08/2026			1000	//2	2022	3,451 SF	
		APN: 6966-00-05300 Document #: 2026034760 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 53 Block: 1 Subdivision: MARIE VILLAGE SUBDIVISION MapRef: CAB Z SH 8214 Abbreviated Description: Lot:53 Block:1 Subdivision:MARIE VILLAGE SUBDIVISION Map Ref:CAB Z SH 8214								

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11	.33Mi.	**16794 N MARIE VILLAGE DR** **CONROE, TX 77306-1408**	02/20/2026	1284	//2	2024	SF
	APN: 6966-02-09900 Document #: 2026016396 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: MARIE VILLAGE SECTION TWO SUBDIVISION MapRef: CAB Z SH 9242 Abbreviated Description: Lot:8 Block:2 Subdivision:MARIE VILLAGE SECTION TWO SUBDIVISION Map Ref:CAB Z SH 9242						
12	.33Mi.	**16778 N MARIE VILLAGE DR** **CONROE, TX 77306-1408**	02/04/2026	1140	//2	2024	SF
	APN: 6966-02-10300 Document #: 2026010905 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: MARIE VILLAGE 2 Abbreviated Description: Lot:12 Block:2 Subdivision:MARIE VILLAGE 2						
13	.29Mi.	**16635 COLLEEN PL** **CONROE, TX 77306-2227**	11/05/2025	1000	//2	2022	3,156 SF
	APN: 6966-00-03400 Document #: 2025114224 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 1 Subdivision: MARIE VILLAGE SUBDIVISION MapRef: CAB Z SH 8214 Abbreviated Description: Lot:34 Block:1 Subdivision:MARIE VILLAGE SUBDIVISION Map Ref:CAB Z SH 8214						
14	.32Mi.	**9900 OPAL STONE WAY** **CONROE, TX 77306-2228**	09/18/2025	1170	//2	2023	SF
	APN: 6966-01-01100 Document #: 2025095779 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: MARIE VILLAGE PARTIAL REPLAT NO 1 SUBDIVISION MapRef: CAB Z SH 9211 Abbreviated Description: Lot:5 Block:3 Subdivision:MARIE VILLAGE PARTIAL REPLAT NO 1 SUBDIVISION Map Ref:CAB Z SH 9211						
15	.28Mi.	**16647 COLLEEN PL** **CONROE, TX 77306-2227**	06/10/2025	815	//2	2022	4,379 SF
	APN: 6966-00-03700 Document #: 2025057438 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 1 Subdivision: MARIE VILLAGE SUBDIVISION MapRef: CAB Z PG 8214 Abbreviated Description: Lot:37 Block:1 Subdivision:MARIE VILLAGE SUBDIVISION Map Ref:CAB Z PG 8214						

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.	**15509 BRIAR FOREST DR**	**10/30/2024**	$179,785	$179,785	1,216	//2	2021	6,299 SF	
.01Mi.	**15513 BRIAR FOREST DR**	**08/30/2021**	$213,078	$213,078	1,608	//2	2021	6,054 SF	
.01Mi.	**15505 BRIAR FOREST DR**	**12/29/2021**	$191,449	$191,449	1,451	//2	2021	9,881 SF	
.02Mi.	**15622 DEL NORTE DR**	**01/27/2021**	$180,855	$180,855	1,220	//2	2020	4,990 SF	
.02Mi.	**15517 BRIAR FOREST DR**	**08/30/2021**	$111,085	$111,085	1,776	//3	2021	5,032 SF	
.02Mi.	**15517 BRIAR FOREST DR**	**08/30/2021**	$111,085	$111,085	1,776	//3	2021	5,032 SF	
.02Mi.	**15626 DEL NORTE DR**	**12/31/2020**	$196,354	$196,354	1,384	//2	2020	5,024 SF	
.03Mi.	**15610 DEL NORTE DR**	**03/28/2024**	$252,000	$252,000	2,020	//2	2024	10,241 SF	
.03Mi.	**15630 DEL NORTE DR**	**01/28/2021**	$226,715	$226,715	1,864	//2	2020	5,027 SF	
.03Mi.	**15521 BRIAR FOREST DR**	**11/17/2023**	$180,100	$180,100	1,414	//2	2021	5,046 SF	
.03Mi.	**15516 BRIAR FOREST DR**	**04/30/2024**	$241,308	$241,308	1,788	//3	2024	5,047 SF	
.04Mi.	**15634 DEL NORTE DR**	**12/23/2020**	$217,625	$217,625	1,646	//2	2020	5,041 SF	
.04Mi.	**15520 BRIAR FOREST DR**	**12/15/2021**	$255,011	$255,011	2,200	//3	2021	4,999 SF	
.04Mi.	**15525 BRIAR FOREST DR**	**11/13/2024**	$254,738	$254,738	2,200	//3	2021	5,016 SF	
.05Mi.	**15524 BRIAR FOREST DR**	**11/05/2021**	$197,227	$197,227	1,414	//2	2021	4,989 SF	
.05Mi.	**15638 DEL NORTE DR**	**12/29/2020**	$90,778	$90,778	1,220	//2	2020	4,997 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	77%

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Demographics & Income

Median Age:	34.2 years old	Households:	5,535
Median Household Income:	$70,323	Households w/Family:	80%
Household Income Per Capita:	$29,629	Households w/Family Married:	56%
Most Common Education Level:	Some High School	Households w/Family Children:	49%

School District

School District Zone:	Conroe Independent School District	Students:	72,914
Number of Schools:	67	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.38Mi.	**Albert B. Moorhead Junior High School** Number of Students: 1,379 Student-Teacher Ratio: 14.65	C-	Public	7 - 8
1.91Mi.	**Gerald J. Creighton Elementary School** Number of Students: 701 Student-Teacher Ratio: 12.8	B	Public	PK - 4
3.73Mi.	**Grangerland Intermediate School** Number of Students: 559 Student-Teacher Ratio: 13.73	D	Public	5 - 6
3.20Mi.	**Caney Creek High School** Number of Students: 2,783 Student-Teacher Ratio: 16.3 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **15509 BRIAR FOREST DR, CONROE, TX 77306-2036** 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	93%	SIMILAR
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	122%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	96%	SIMILAR

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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