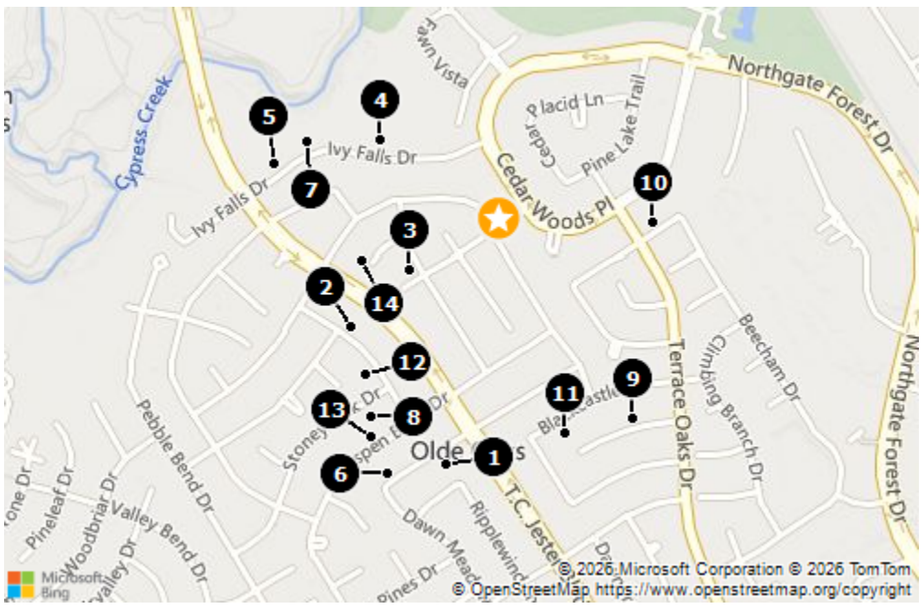
ICE SiteX Report

OrderID: 98012232

SiteX Property Information Report



Subject Property Location

15702 WINDING MOSS DR, HOUSTON, TX 77068-1406

County:	**HARRIS TX**	Census Tract:	482015530.021015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1085880000001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$378,000**	FSD:	20	Common Confidence Score:	38
Value Range:	$302,400 - $453,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	024 041 042 043
Assd Land Value:	$59,124	Market Land Value:	$59,124	Tax Year:	2024
Assd Improvement:	$322,873	Market Improvment Value:	$322,873	Total Taxable Value:	$2,606
Total Assessed Value:	$381,997	Total Assessor Market Value:	$381,997	Delinquent Year:	
				Tax Account ID:	108-588-000-0001
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 28 Section: 1 Subdivision: OLDE OAKS Map Ref: MAP 5068D
Abbreviated Description: LT 1 BLK 28 OLDE OAKS SEC 1

Property Characteristics

Lot Size:	9,958 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2976 SF	Baths:	2	Fireplace:	Yes
Year Built:	1979	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
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:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/28/2025	Loan Amount:	N/A
Document #:	2025-113251 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2065	Type Finance:	

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS

Mortgage Record

Recording Date:	03/01/2024	Loan Amount:	N/A
Document #:	2024-72460 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS

Mortgage Record

Recording Date:	08/08/2023	Loan Amount:	N/A
Document #:	2023-300533 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS

Mortgage Record

Recording Date:	08/24/2022	Loan Amount:	N/A
Document #:	2022-431485 BK-PG -	Loan Type:	FHA

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TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS

Mortgage Record

Recording Date:	02/03/2022	Loan Amount:	N/A
Document #:	2022-63062 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	$265,109
Document #:	2021-124168 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/16/2019	Sales Price:	N/A
Document #:	2019-151857 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2019		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: VOL 224 PG 125

Prior Transfer

Recording Date:	12/27/2018	Sales Price:	$160,000
Document #:	2018-576557 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/03/2018		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: VOL 224 PG 125

Prior Transfer

Recording Date:	02/14/2018	Sales Price:	N/A
Document #:	2018-062743 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/08/2018		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: VOL224 PG125

Prior Transfer

Recording Date:	01/05/2018	Sales Price:	N/A
Document #:	20180008348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/17/2017	Sales Price:	$150,719
Document #:	20170021517 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/24/2015	Sales Price:	N/A
Document #:	20150382143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/04/2015		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: MB224 PG125

Prior Transfer

Recording Date:	07/16/2015	Sales Price:	$137,500
Document #:	20150313607 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2015		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: MB224 PG125

Prior Transfer

Recording Date:	06/04/2012	Sales Price:	N/A
Document #:	20120244181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/31/2012		
Document Type:			

Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: VOL 224 PG 125

Prior Transfer

Recording Date:	02/17/2010	Sales Price:	N/A
Document #:	20100062064 BK-PG RP 000-87-2037	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2009	Sales Price:	N/A
Document #:	20090444101 BK-PG 06787-2033	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/24/2009		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 1 Block: 28 Subdivision: OLDE OAKS Map Ref: MAP224 PG125

Prior Transfer

Recording Date:	05/12/1997	Sales Price:	N/A
Document #:	S446666 BK-PG 51298-1986	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/26/1997		
Document Type:			

Legal Description:
Subdivision: ROBERT GILES SURVEY ABSTRACT 282

Prior Transfer

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

Legal Description:
Lot: 1 Block: 28 Section: 1 Subdivision: OLDE OAKS Map Ref: MAP 5068D
Abbreviated Description: LT 1 BLK 28 OLDE OAKS SEC 1

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	9,479 SF	Median # of Baths	3
Median Living Area	3,154 SF	Median Year Built	1982
Price Range - 2 Yrs		Age Range	26 years to 49 years
Median Value		Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**3407 AMBER FOREST DR** **HOUSTON, TX 77068-2019**	07/14/2026			2654	9/4/3	1982	8,625 SF	
		APN: 1149790060025 Document #: 2026-282045 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 6 Section: 4 Subdivision: OLDE OAKS MapRef: VOL 301 PG 129 Abbreviated Description: Lot:25 Block:6 Section:4 Subdivision:OLDE OAKS Map Ref:VOL 301 PG 129City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
2	.26Mi.	**15626 RIPPLEWIND LN** **HOUSTON, TX 77068-1931**	06/05/2026			2433	7/3/2	1978	9,239 SF	
		APN: 1085770000020 Document #: 2026-222614 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 17 Subdivision: OLDE OAKS MapRef: VOL 224 PG 125 Abbreviated Description: Lot:20 Block:17 Subdivision:OLDE OAKS Map Ref:VOL 224 PG 125								
3	.14Mi.	**3302 CHIMNEY BROOK LN** **HOUSTON, TX 77068-1918**	05/13/2026			2933	11/5/3	1979	9,527 SF	Yes
		APN: 1085760000013 Document #: 2026-187338 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 16 Subdivision: OLDE OAKS SUBDIVISION MapRef: VOL 224 PG 125 Abbreviated Description: Lot:13 Block:16 Subdivision:OLDE OAKS SUBDIVISION Map Ref:VOL 224 PG 125								
4	.2Mi.	**3204 IVY FALLS DR** **HOUSTON, TX 77068-1338**	05/12/2026			6309	10/4/3	1982	36,730 SF	Yes
		APN: 1149860030014 Document #: 2026-184207 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13-15 Block: 3 Section: 6 Subdivision: G H DELESDEMIER SURVEY ABSTRACT 229 Tract No: 229 MapRef: VOL 302 PG 11 Abbreviated Description: Lot:13-15 Section:6 Subdivision:G H DELESDEMIER SURVEY ABSTRACT 229 Tract No:229 Map Ref:VOL 302 PG 11Abbreviated Description:PORTION LOT13								
5	.33Mi.	**3314 IVY FALLS DR** **HOUSTON, TX 77068-1340**	05/07/2026			5159	10/5/4	1987	25,339 SF	Yes
		APN: 1149860030003 Document #: 2026-177730 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3-5 Block: 3 Section: 6 Subdivision: OLDE OAKS MapRef: VOL 302 PG 11 Abbreviated Description: Lot:3-5 Section:6 Subdivision:OLDE OAKS Map Ref:VOL 302 PG 11Abbreviated Description:PORTION LOTS3&5								
6	.39Mi.	**3430 AMBER FOREST DR** **HOUSTON, TX 77068-2018**	05/05/2026			2603	8/4/3	1983	8,215 SF	
		APN: 1149790070025 Document #: 2026-173468 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 7 Section: 4 Subdivision: OLDE OAKS MapRef: VOL 301 PG 129 Abbreviated Description: Lot:25 Block:7 Section:4 Subdivision:OLDE OAKS Map Ref:VOL 301 PG 129								
7	.29Mi.	**3230 IVY FALLS DR** **HOUSTON, TX 77068-1338**	01/12/2026			6235	12/4/3	1983	34,643 SF	Yes
		APN: 1149860030007 Document #: 2026-11472 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 3 Section: 6 Subdivision: OLDE OAKS MapRef: VOL 302 PG 11 Abbreviated Description: Lot:7&8 Block:3 Section:6 Subdivision:OLDE OAKS Map Ref:VOL 302 PG 11								
8	.33Mi.	**3411 STONEY OAK DR** **HOUSTON, TX 77068-1932**	01/09/2026			2691	8/4/2	1978	9,479 SF	Yes
		APN: 1085780000016 Document #: 2026-9500 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 18 Subdivision: OLDE OAKS MapRef: VOL 224 PG 125 Abbreviated Description: Lot:16 Block:18 Subdivision:OLDE OAKS Map Ref:VOL 224 PG 125								
9	.34Mi.	**3118 TIMBER VILLAGE DR** **HOUSTON, TX 77068-3826**	01/08/2026			3172	9/5/3	1989	8,477 SF	Yes
		APN: 1149780100036 Document #: 2026-7974 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 36 Block: 10 Section: 3 Subdivision: OLDE OAKS MapRef: VOL 301 PG 119 Abbreviated Description: Lot:36 Block:10 Section:3 Subdivision:OLDE OAKS Map Ref:VOL 301 PG 119

10	.22Mi.	**3014 BAYWOOD PARK DR HOUSTON, TX 77068-2122**	12/01/2025	3751	10/4/2	2000	9,601 SF	

APN: 1195500010002 Document #: 2025-472674
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Section: 1 Subdivision: WATERFORM PARK MapRef: MF 400128 Abbreviated Description: Lot:2 Block:1 Section:1 Subdivision:WATERFORM PARK Map Ref:MF 400128

11	.31Mi.	**3219 BLACKCASTLE DR HOUSTON, TX 77068-2063**	10/01/2025	3384	10/4/3	1989	8,625 SF	Yes

APN: 1149780100019 Document #: 2025-389965
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 10 Subdivision: OLDE OAKS SECTION 3 MapRef: VOL 301 PG 119 Abbreviated Description: Lot:19 Block:10 Subdivision:OLDE OAKS SECTION 3 Map Ref:VOL 301 PG 119

12	.29Mi.	**15611 RIPPLEWIND LN HOUSTON, TX 77068-1930**	09/30/2025	2898	9/5/2	1978	8,930 SF	

APN: 1085790000023 Document #: 2025-386702
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 19 Subdivision: OLDE OAKS MapRef: VOL 224 PG 125 Abbreviated Description: Lot:23 Block:19 Subdivision:OLDE OAKS Map Ref:VOL 224 PG 125

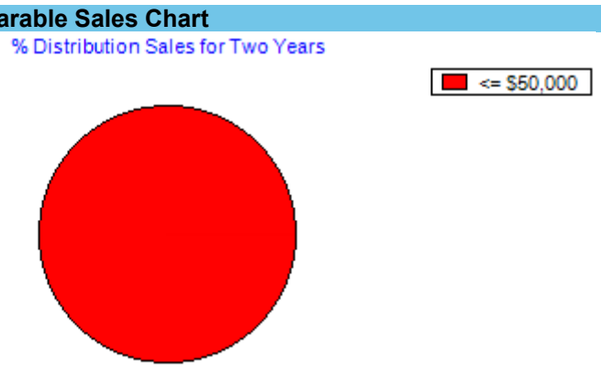
13	.35Mi.	**3430 ASPEN BEND DR HOUSTON, TX 77068-1902**	09/26/2025	3136	8/4/2	1977	9,479 SF	Yes

APN: 1085780000010 Document #: 2025-384011
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 18 Subdivision: OLDE OAKS MapRef: VOL 224 PG 125 Abbreviated Description: Lot:10 Block:18 Subdivision:OLDE OAKS Map Ref:VOL 224 PG 125

14	.2Mi.	**3318 TEAWICK CT HOUSTON, TX 77068-1944**	09/22/2025	3489	8/4/3	1981	13,281 SF	

APN: 1085760000018 Document #: 2025-375991
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 16 Subdivision: OLDE OAKS SECTION 1 MapRef: VOL 224 PG 125 Abbreviated Description: Lot:18 Block:16 Subdivision:OLDE OAKS SECTION 1 Map Ref:VOL 224 PG 125

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.	**15702 WINDING MOSS DR**		$381,997	$381,997	2,976	10/4/2	1979	9,958 SF	Yes
.02Mi.	**15706 WINDING MOSS DR**		$277,804	$277,804	2,698	8/4/2	1979	9,879 SF	Yes
.02Mi.	**3103 CEDAR WOODS PL**		$426,135	$426,135	4,739	10/4/3	2023	15,899 SF	
.03Mi.	**15618 WINDING MOSS DR**		$327,927	$327,927	3,174	8/4/2	1980	10,197 SF	Yes
.03Mi.	**15710 WINDING MOSS DR**		$283,868	$283,868	2,838	8/4/2	1979	11,069 SF	
.03Mi.	**15703 WINDING MOSS DR**		$307,000	$307,000	3,176	8/3/3	1979	10,197 SF	Yes
.04Mi.	**15707 WINDING MOSS DR**		$367,783	$367,783	3,122	8/4/2	1979	8,259 SF	Yes
.04Mi.	**3107 CEDAR WOODS PL**		$634,532	$634,532	3,952	8/4/3	1992	15,899 SF	Yes
.04Mi.	**15614 WINDING MOSS DR**		$275,511	$275,511	2,665	8/4/2	1980	9,601 SF	Yes
.04Mi.	**15619 WINDING MOSS DR**		$413,227	$413,227	4,140	8/4/3	1980	10,197 SF	Yes
.05Mi.	**15711 WINDING MOSS DR**		$254,454	$254,454	2,303	8/4/2	1979	7,488 SF	
.05Mi.	**15714 WINDING MOSS DR**		$299,809	$299,809	2,915	8/3/2	1979	13,695 SF	Yes
.05Mi.	**17002 NORTHGATE FOREST CIR**		$1,260,045	$1,260,045	6,920	13/5/7	2015	30,906 SF	Yes
.05Mi.	**15615 WINDING MOSS DR**		$329,823	$329,823	3,380	8/4/2	1980	9,361 SF	
.06Mi.	**15702 BANTY FALLS CT**		$543,692	$543,692	5,466	10/5/5	1980	10,302 SF	Yes
.06Mi.	**3111 CEDAR WOODS PL**		$511,069	$511,069	3,926	8/4/3	1991	15,899 SF	Yes

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	60%

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Demographics & Income

Median Age:	36.0 years old	Households:	4,654
Median Household Income:	$88,911	Households w/Family:	71%
Household Income Per Capita:	$39,697	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Spring Independent School District	Students:	33,590
Number of Schools:	41	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.48Mi.	**Westfield High School** Number of Students: 2,264 Student-Teacher Ratio: 20.18 Advanced Placement: Yes	F	Public	9 - 12
1.20Mi.	**Wells Middle School** Number of Students: 796 Student-Teacher Ratio: 15.94	C-	Public	6 - 8
3.15Mi.	**Edward Roberson Middle School** Number of Students: 872 Student-Teacher Ratio: 17.82	A+	Public	6 - 8
1.13Mi.	**Reynolds Elementary School** Number of Students: 877 Student-Teacher Ratio: 17.19	D	Public	PK - 5
5.87Mi.	**Carl Wunsche Sr High School** Number of Students: 1,503 Student-Teacher Ratio: 16.73	A	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	63%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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