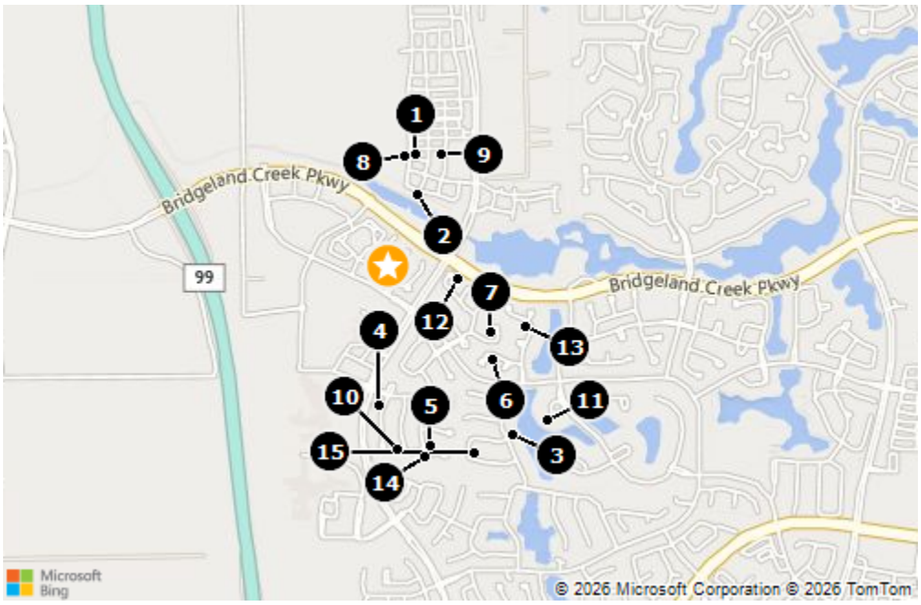
ICE SiteX Report

OrderID: 98722982

SiteX Property Information Report



Subject Property Location

16107 NORTHERN CARDINAL LN, CYPRESS, TX 77433-8178

County:	**HARRIS TX**	Census Tract:	482015430.042018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1501730010012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$324,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$298,080 - $349,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	004 041 042 043
Assd Land Value:	$75,449	Market Land Value:	$75,449	Tax Year:	2026
Assd Improvement:	$325,807	Market Improvment Value:	$325,807	Total Taxable Value:	$2,024
Total Assessed Value:	$401,256	Total Assessor Market Value:	$401,256	Delinquent Year:	
				Tax Account ID:	150-173-001-0012
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: 1 Section: 35
Abbreviated Description: LT 12 BLK 1 BRIDGELAND PARKLAND VILLAGE SEC 35

Property Characteristics

Lot Size:	3,533 SF	Bedrooms:	3	Pool:	
Building Area:	2034 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2026	Sales Price:	N/A
Document #:	2026-407148 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/28/2024	Loan Amount:	N/A
Document #:	2024-67945 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2064	Type Finance:	

Legal Description:
Lot: 12 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 35

Mortgage Record

Recording Date:	01/10/2023	Loan Amount:	N/A
Document #:	2023-009492 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2062	Type Finance:	

Legal Description:
Lot: 12 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 35

Mortgage Record

Recording Date:	07/22/2022	Loan Amount:	N/A
Document #:	2022-376496 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

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Legal Description:
Lot: 12 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 35

Mortgage Record

Recording Date:	04/16/2021	Loan Amount:	N/A
Document #:	2021-204065 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/15/2028	Type Finance:	

Legal Description:
Lot: 12 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 35

Prior Transfer

Recording Date:	04/16/2021	Sales Price:	N/A
Document #:	2021-204063 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/15/2021		
Document Type:			

Legal Description:
Lot: 12 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 35 Map Ref: MF 689352

Prior Transfer

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

Legal Description:
Lot: 12 Block: 1 Section: 35
Abbreviated Description: LT 12 BLK 1 BRIDGELAND PARKLAND VILLAGE SEC 35

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	9,222 SF	Median # of Baths	3
Median Living Area	3,008 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	3 years to 7 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**16630 LAKE AUSTIN ST** **CYPRESS, TX 77433-7276**	10/15/2026			2154	6/3/2	2023	2,601 SF	
		APN: 1458710010024 Document #: 2026-417879 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 1 Subdivision: BRIDGELAND CENTRAL SEC 1 Abbreviated Description: Lot:24 Block:1 Subdivision:BRIDGELAND CENTRAL SEC 1								
2	.22Mi.	**19907 CURVED STEEL DR** **CYPRESS, TX 77433-7229**	10/02/2026			2072	6/3/2	2023	2,348 SF	
		APN: 1458710060029 Document #: 2026-401439 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 6 Subdivision: BRIDGELAND CENTRAL SEC 1 MapRef: MF 699206 Abbreviated Description: Lot:29 Block:6 Subdivision:BRIDGELAND CENTRAL SEC 1 Map Ref:MF 699206								
3	.58Mi.	**15802 INKS LAKE PARK DR** **CYPRESS, TX 77433-7764**	08/18/2026			6064	8/5/3	2020	11,143 SF	Yes
		APN: 1405860030007 Document #: 2026-335380 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 2 Section: 33 Tract No: 1 MapRef: MF 663046 Abbreviated Description: Block:2 Section:33 Tract No:1 Map Ref:MF 663046								
4	.39Mi.	**15823 VANDERPOOL RIVER DR** **CYPRESS, TX 77433-7392**	08/13/2026			3008	8/4/3	2020	6,782 SF	
		APN: 1402510020077 Document #: 2026-329121 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 77 Block: 2 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 12 Abbreviated Description: Lot:77 Block:2 Subdivision:BRIDGELAND PARKLAND VILLAGE SEC 12								
5	.51Mi.	**19626 CAROLINA CHICKADEE DR** **CYPRESS, TX 77433-7753**	07/23/2026			3264	9/4/3	2019	10,650 SF	Yes
		APN: 1402510020016 Document #: 2026-297606 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: COOK STREET CONDOMINIUM Legal Unit: C MapRef: MF 190078 Abbreviated Description: Subdivision:COOK STREET CONDOMINIUM Legal Unit:C Map Ref:MF 190078Abbreviated Description:BUILDING A City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
6	.39Mi.	**16114 HORSEBACK CT** **CYPRESS, TX 77433-7256**	07/16/2026			2967	7/4/3	2020	10,415 SF	Yes
		APN: 1406200010007 Document #: 2026-286946 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Section: 7 Subdivision: BRIDGELAND PARKLAND VILLAGE MapRef: MF 687601 Abbreviated Description: Lot:7 Block:1 Section:7 Subdivision:BRIDGELAND PARKLAND VILLAGE Map Ref:MF 687601								
7	.34Mi.	**16211 CEDAR LAKE VIEW CT** **CYPRESS, TX 77433-7495**	06/15/2026			3599	9/4/4	2019	12,750 SF	Yes
		APN: 1404210010002 Document #: 2026-234444 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: DUNHAM POINTE SECTION 17 MapRef: MF 710652 Abbreviated Description: Lot:2 Block:2 Subdivision:DUNHAM POINTE SECTION 17 Map Ref:MF 710652								
8	.32Mi.	**16627 LAKE AUSTIN ST** **CYPRESS, TX 77433-7276**	05/27/2026			2141	6/3/2	2022	2,391 SF	
		APN: 1458710060051 Document #: 2026-206181 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 51 Block: 6 Subdivision: BRIDGELAND CENTRAL SEC 1 MapRef: MF 699206 Abbreviated Description: Lot:51 Block:6 Subdivision:BRIDGELAND CENTRAL SEC 1 Map Ref:MF 699206								
9	.35Mi.	**16655 BRISTOL STEEL LN** **CYPRESS, TX 77433-7604**	05/21/2026			1877	6/3/3	2022	1,982 SF	

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APN: 1458710020006 Document #: 2026-200447
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: BRIDGELAND CENTRAL SEC 1 MapRef: MF 699206 Abbreviated Description: Lot:6 Block:2 Subdivision:BRIDGELAND CENTRAL SEC 1 Map Ref:MF 699206

10	.51Mi.	**15623 MONKEY ROCK DR** **CYPRESS, TX 77433-7427**	04/16/2026	2643	8/4/3	2019	7,701 SF	

APN: 1402510020035 Document #: 2026-144648
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 2 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 12 MapRef: MF 686403 Abbreviated Description: Lot:35 Block:2 Subdivision:BRIDGELAND PARKLAND VILLAGE SEC 12 Map Ref:MF 686403

11	.62Mi.	**19411 JOHN JACOB CT** **CYPRESS, TX 77433-7971**	03/19/2026	5113	8/4/4	2020	28,719 SF	Yes

APN: 1400830010004 Document #: 2026-103298
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Section: 20 Subdivision: BRIDGELAND PARKWAY VILLAGE MapRef: MF 686126 Abbreviated Description: Lot:4 Block:1 Section:20 Subdivision:BRIDGELAND PARKWAY VILLAGE Map Ref:MF 686126

12	.2Mi.	**16210 COYOTE RUN LN** **CYPRESS, TX 77433-7328**	02/23/2026	3554	9/4/3	2019	9,222 SF	Yes

APN: 1392290010032 Document #: 2026-65862
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: BOHORQUEZ RESIDENCES MapRef: MF RP-2025-341066 Abbreviated Description: Lot:3 Block:1 Subdivision:BOHORQUEZ RESIDENCES Map Ref:MF RP-2025-341066

13	.42Mi.	**19503 HERON HARBOR DR** **CYPRESS, TX 77433-7262**	09/11/2025	2875	8/4/3	2019	14,336 SF	

APN: 1406200010027 Document #: 2025-361764
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 1 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 7 MapRef: MF 687601 Abbreviated Description: Lot:27 Block:1 Subdivision:BRIDGELAND PARKLAND VILLAGE SEC 7 Map Ref:MF 687601

14	.54Mi.	**19627 CAROLINA CHICKADEE DR** **CYPRESS, TX 77433-7752**	08/27/2025	3136	8/4/4	2019	6,961 SF	

APN: 1402510020029 Document #: 2025-338571
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 2 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 12 MapRef: MF 686403 Abbreviated Description: Lot:29 Block:2 Subdivision:BRIDGELAND PARKLAND VILLAGE SEC 12 Map Ref:MF 686403

15	.58Mi.	**19526 ROCK QUILLWORT RD** **CYPRESS, TX 77433-7754**	08/19/2025	4887	11/5/4	2020	14,749 SF	Yes

APN: 1405860020007 Document #: 2025-325791
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: BRIDGELAND PARKLAND VILLAGE SEC 14 MapRef: MF 687490 Abbreviated Description: Lot:7 Block:2 Subdivision:BRIDGELAND PARKLAND VILLAGE SEC 14 Map Ref:MF 687490

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.

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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.	**16107 NORTHERN CARDINAL LN**		$401,256	$401,256	2,034	7/3/2	2020	3,533 SF	
.01Mi.	**16111 NORTHERN CARDINAL LN**		$318,000	$318,000	1,887	7/3/2	2020	3,655 SF	
.01Mi.	**16103 NORTHERN CARDINAL LN**		$402,873	$402,873	2,027	7/3/2	2020	4,552 SF	
.01Mi.	**16115 NORTHERN CARDINAL LN**		$320,000	$320,000	1,887	7/3/2	2020	4,060 SF	
.01Mi.	**19902 HOUSE FINCH CT**		$400,632	$400,632	1,921	7/3/2	2021	4,922 SF	
.02Mi.	**16119 NORTHERN CARDINAL LN**		$318,000	$318,000	1,921	7/3/2	2020	4,317 SF	
.02Mi.	**19906 HOUSE FINCH CT**		$301,217	$301,217	1,921	7/3/2	2021	3,393 SF	
.02Mi.	**16203 NORTHERN CARDINAL LN**		$394,221	$394,221	1,921	7/3/2	2020	3,785 SF	
.03Mi.	**19910 HOUSE FINCH CT**		$385,639	$385,639	1,887	7/3/2	2020	4,643 SF	
.03Mi.	**16207 NORTHERN CARDINAL LN**		$325,000	$325,000	2,020	7/3/2	2020	3,598 SF	
.03Mi.	**16102 NORTHERN CARDINAL LN**		$391,661	$391,661	1,887	6/3/2	2021	4,713 SF	
.03Mi.	**16106 NORTHERN CARDINAL LN**		$294,259	$294,259	1,887	7/3/2	2021	3,433 SF	
.03Mi.	**16110 NORTHERN CARDINAL LN**		$394,260	$394,260	1,921	7/3/2	2020	3,807 SF	
.03Mi.	**19914 HOUSE FINCH CT**		$383,024	$383,024	1,887	7/3/2	2020	4,635 SF	
.04Mi.	**16211 NORTHERN CARDINAL LN**		$335,000	$335,000	2,039	7/3/2	2020	3,672 SF	
.04Mi.	**16114 NORTHERN CARDINAL LN**		$395,351	$395,351	1,921	7/3/2	2020	4,343 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	34.1 years old	Households:	35,014
Median Household Income:	$132,558	Households w/Family:	87%
Household Income Per Capita:	$47,125	Households w/Family Married:	74%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	52%

School District

School District Zone:	Cypress-Fairbanks Independent School District	Students:	117,927
Number of Schools:	94	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.10Mi.	**Smith Middle School** Number of Students: 1,091 Student-Teacher Ratio: 19.19	A+	Public	6 - 8
3.08Mi.	**Rennell Elementary School** Number of Students: 1,260 Student-Teacher Ratio: 17.24	A+	Public	PK - 5
3.44Mi.	**Andre Elementary School** Number of Students: 1,014 Student-Teacher Ratio: 15.7	C	Public	PK - 5
1.82Mi.	**Pope Elementary School** Number of Students: 997 Student-Teacher Ratio: 16.47	A+	Public	PK - 5
2.19Mi.	**Cypress Ranch High School** Number of Students: 3,463 Student-Teacher Ratio: 17.15 Advanced Placement: Yes	A+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	25%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	9%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	22%	SIGNIFICANTLY LOWER
OVERALL	14%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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