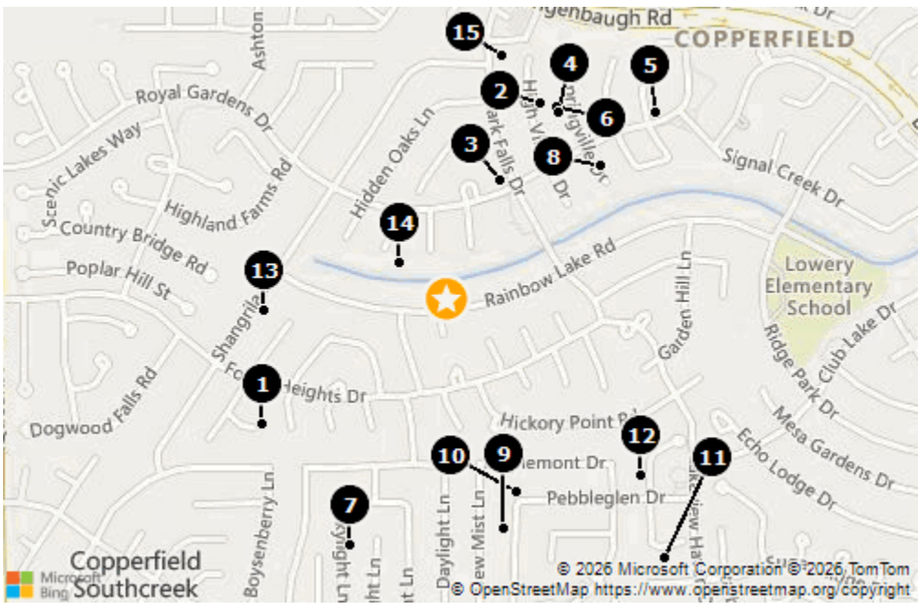
ICE SiteX Report

OrderID: 98722447

SiteX Property Information Report



Subject Property Location

16406 RAINBOW LAKE RD, HOUSTON, TX 77095-4024

County:	**HARRIS TX**	Census Tract:	482015412.052002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1166720030002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$346,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$307,940 - $384,060	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	004 041 042 043
Assd Land Value:	$74,686	Market Land Value:	$74,686	Tax Year:	2026
Assd Improvement:	$233,498	Market Improvment Value:	$233,498	Total Taxable Value:	$2,111
Total Assessed Value:	$308,184	Total Assessor Market Value:	$308,184	Delinquent Year:	
				Tax Account ID:	116-672-003-0002
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE Map Ref: MAP 4662B
Abbreviated Description: LT 2 BLK 3 COPPERFIELD SOUTHCREEK VILLAGE SEC 6

Property Characteristics

Lot Size:	8,120 SF	Bedrooms:	4	Pool:	
Building Area:	2544 SF	Baths:	2	Fireplace:	Yes
Year Built:	1987	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
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:	09/10/2026	Sales Price:	N/A
Document #:	2026-369545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	$184,350
Document #:	2022-18443 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	N/A
Document #:	2021-746152 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/30/2021		
Document Type:			
Legal Description:			

Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE Map Ref: VOL 337 PG 111

Prior Transfer

Recording Date:	10/25/2021	Sales Price:	N/A
Document #:	2021-615112 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	05/02/2019	Loan Amount:	N/A
Document #:	2019-180268 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE

Mortgage Record

Recording Date:	04/25/2018	Loan Amount:	N/A
Document #:	2018-176920 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2048	Type Finance:	VAR

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE
City/Muni/Twp: HOUSTON

Mortgage Record

Recording Date:	04/17/2017	Loan Amount:	N/A
Document #:	20170162697 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/19/2047	Type Finance:	VAR

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE

Prior Transfer

Recording Date:	03/23/2017	Sales Price:	N/A
Document #:	20170123141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	20160039420 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	02/01/2046	Type Finance:	

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE

Prior Transfer

Recording Date:	07/25/2014	Sales Price:	N/A
Document #:	20140327186 BK-PG 010-21-1584	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2014	Sales Price:	N/A
Document #:	20140305431 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/11/2014		
Document Type:			

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE Map Ref: MB337 PG111

Prior Transfer

Recording Date:	03/09/2009	Sales Price:	$55,000
Document #:	20090095666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/21/2009	Sales Price:	N/A
Document #:	20090025315 BK-PG 01021-1580	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/19/2009		
Document Type:			

Legal Description:
Lot: 2 Block: 3 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE SECTION SIX Map Ref: MB337 PG111

Mortgage Record

Recording Date:	04/16/2003	Loan Amount:	N/A
Document #:	W586738 BK-PG 56615-1304	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/14/2023	Type Finance:	

Legal Description:
Lot: 2 Block: 3 Subdivision: SECTION 6 COPPERFIELD SOUTHCREEK VILLAGE

Prior Transfer

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

Legal Description:
Lot: 2 Block: 3 Section: 6 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE Map Ref: MAP 4662B
Abbreviated Description: LT 2 BLK 3 COPPERFIELD SOUTHCREEK VILLAGE SEC 6

Area Sales Analysis

Total Area Sales	$214,000	Median # of Bedrooms	3
Median Lot Size	6,464 SF	Median # of Baths	2
Median Living Area	1,629 SF	Median Year Built	1987
Price Range - 2 Yrs	to $214,000	Age Range	36 years to 42 years
Median Value		Median Age	39 years

ICE SiteX Report

OrderID: 98722447

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**16606 APRIL HILL ST** **HOUSTON, TX 77095-4068**	08/07/2026			2592	7/4/2	1987	10,711 SF	Yes
		APN: 1167610050026 Document #: 2026-320978 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 5 Subdivision: SOUTHCREEK VILLAGE SECTION 7 MapRef: VOL 339 PG 21 Abbreviated Description: Lot:26 Block:5 Subdivision:SOUTHCREEK VILLAGE SECTION 7 Map Ref:VOL 339 PG 21								
2	.3Mi.	**7760 HIGH VILLAGE DR** **HOUSTON, TX 77095-1688**	08/03/2026	$214,000	$137	1552	6/3/2	1985	4,787 SF	
		APN: 1157750010101 Document #: 2026-312160 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Block: 1 Section: 1 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE MapRef: VOL 320 PG 120 Abbreviated Description: Lot:101 Block:1 Section:1 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE Map Ref:VOL 320 PG 120								
3	.18Mi.	**7729 PARK FALLS DR** **HOUSTON, TX 77095-1682**	06/30/2026			1629	6/3/2	1988	7,775 SF	
		APN: 1166240040019 Document #: 2026-258957 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Section: 4 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE MapRef: MF 336 PG 92 Abbreviated Description: Lot:19 Block:4 Section:4 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE Map Ref:MF 336 PG 92								
4	.3Mi.	**7751 SPRINGVILLE DR** **HOUSTON, TX 77095-1697**	05/28/2026			1663	5/3/2	1985	4,256 SF	
		APN: 1157750010085 Document #: 2026-209444 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 85 Block: 1 Subdivision: COPPERFIELD SOUTHCRFEK VILLAGE SECTION ONE MapRef: VOL 320 PG 120 Abbreviated Description: Lot:85 Block:1 Subdivision:COPPERFIELD SOUTHCRFEK VILLAGE SECTION ONE Map Ref:VOL 320 PG 120								
5	.39Mi.	**16030 ROYAL GARDEN DR** **HOUSTON, TX 77095-1635**	05/19/2026			1957	5/3/2	1989	7,440 SF	
		APN: 1157750010017 Document #: 2026-195751 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Section: 1 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE MapRef: VOL 342 PG 99 Abbreviated Description: Lot:17 Block:1 Section:1 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE Map Ref:VOL 342 PG 99								
6	.31Mi.	**7753 SPRINGVILLE DR** **HOUSTON, TX 77095-1697**	05/04/2026			1451	5/3/2	1985	4,831 SF	
		APN: 1157750010084 Document #: 2026-172992 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 84 Block: 1 Section: 1 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE MapRef: VOL 320 PG 120 Abbreviated Description: Lot:84 Block:1 Section:1 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE Map Ref:VOL 320 PG 120								
7	.37Mi.	**7406 SKYLIGHT LN** **HOUSTON, TX 77095-1317**	04/21/2026			1602	6/3/2	1984	6,464 SF	
		APN: 1144760030008 Document #: 2026-151566 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Section: 2 Subdivision: SOMMERALL MapRef: VOL 289 PG 125 Abbreviated Description: Lot:8 Block:3 Section:2 Subdivision:SOMMERALL Map Ref:VOL 289 PG 125								
8	.29Mi.	**7726 SPRINGVILLE DR** **HOUSTON, TX 77095-1643**	03/30/2026			1477	6/3/2	1987	4,408 SF	
		APN: 1157750030025 Document #: 2026-117829 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 3 Section: 1 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE MapRef: VOL 320 PG 120 Abbreviated Description: Lot:25 Block:3 Section:1 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE Map Ref:VOL 320 PG 120								
9	.33Mi.	**7407 CRYSTALGLEN LN** **HOUSTON, TX 77095-1544**	03/18/2026			1516	6/3/2	1984	6,360 SF	
		APN: 1144760060047 Document #: 2026-102547 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 6 Section: 2 Subdivision: SOMMERALL MapRef: MF 289 PG 125 Abbreviated Description: Lot:47 Block:6 Section:2 Subdivision:SOMMERALL Map Ref:MF 289 PG 125								
10	.29Mi.	**16346 PEBBLEGLEN DR** **HOUSTON, TX 77095-1537**	03/02/2026			1602	6/3/2	1984	7,588 SF	
		APN: 1144760060042 Document #: 2026-78207 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 6 Subdivision: SOMMERALL SECTION TWO MapRef: VOL 289 PG 125 Abbreviated Description: Lot:42 Block:6 Subdivision:SOMMERALL SECTION TWO Map Ref:VOL 289 PG 125								
11	.48Mi.	**7415 MARBLE GLEN LN** **HOUSTON, TX 77095-1501**	03/02/2026			2215	7/3/2	1989	7,357 SF	
		APN: 1160840010009 Document #: 2026-77319 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: COPPERFIELD SOUTHPOINT SECTION 2 MapRef: VOL 342 PG 102 Abbreviated Description: Lot:9 Block:1 Subdivision:COPPERFIELD SOUTHPOINT SECTION 2 Map Ref:VOL 342 PG 102								
12	.37Mi.	**7511 MARBLE GLEN LN** **HOUSTON, TX 77095-1554**	02/16/2026			1849	6/3/2	1990	6,325 SF	
		APN: 1161760110017 Document #: 2026-55953 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: COPPERFIELD SOUTHPOINT SECTION THREE MapRef: VOL 343 PG 39 Abbreviated Description: Lot:17 Block:1 Subdivision:COPPERFIELD SOUTHPOINT SECTION THREE Map Ref:VOL 343 PG 39								
13	.26Mi.	**7614 SHANGRILA LN** **HOUSTON, TX 77095-1221**	01/21/2026			2182	7/3/2	1988	7,475 SF	
		APN: 1167610040026 Document #: 2026-23142 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 4 Subdivision: COPPERFIELDOUTHCREEK VILLAGE Legal Unit: 7 MapRef: VOL 339 PG 21 Abbreviated Description: Lot:26 Block:4 Subdivision:COPPERFIELDOUTHCREEK VILLAGE Legal Unit:7 Map Ref:VOL 339 PG 21								
14	.09Mi.	**7704 THORNCREEK WAY** **HOUSTON, TX 77095-4103**	12/23/2025			2225	7/3/2	1987	10,620 SF	

ICE SiteX Report

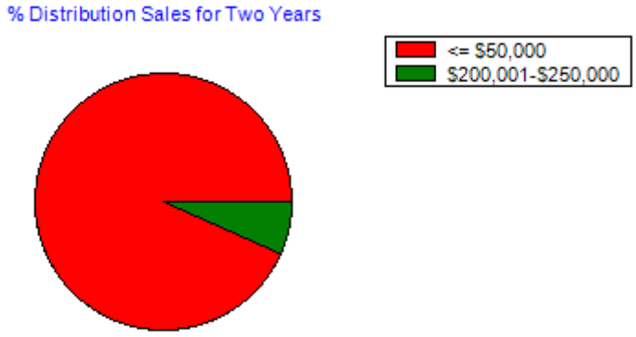
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APN: 1165340020032 Document #: 2025-504218
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Block: 2 Section: 3 Subdivision: COPPERFIELD SOUTHCREEK MapRef: VOL 334 PG 84 Abbreviated Description: Lot:32 Block:2 Section:3 Subdivision:COPPERFIELD SOUTHCREEK Map Ref:VOL 334 PG 84

15	.35Mi.	**7772 PARK FALLS DR HOUSTON, TX 77095-1648**	11/03/2025	1426	5/3/2	1985	4,600 SF	

APN: 1157750010153 Document #: 2025-433931
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 153 Block: 1 Subdivision: COPPERFIELD SOUTHCREEK VILLAGE SECTION 1 MapRef: VOL 320 PG 120 Abbreviated Description: Lot:153 Block:1 Subdivision:COPPERFIELD SOUTHCREEK VILLAGE SECTION 1 Map Ref:VOL 320 PG 120

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.	**16406 RAINBOW LAKE RD**		$308,184	$308,184	2,544	8/4/2	1987	8,120 SF	
.01Mi.	**16402 RAINBOW LAKE RD**		$259,961	$259,961	2,011	7/4/2	1986	8,120 SF	
.01Mi.	**16410 RAINBOW LAKE RD**		$276,458	$276,458	2,240	8/4/2	1987	8,120 SF	Yes
.02Mi.	**16342 RAINBOW LAKE RD**		$282,673	$282,673	2,420	7/4/2	1986	8,250 SF	Yes
.03Mi.	**16414 RAINBOW LAKE RD**		$302,193	$302,193	2,464	9/5/2	1987	8,120 SF	
.03Mi.	**7614 FROSTWOOD VALLEY CT**		$302,022	$302,022	2,592	8/3/2	1987	8,682 SF	
.04Mi.	**16338 RAINBOW LAKE RD**		$287,923	$287,923	2,272	8/4/2	1987	8,250 SF	Yes
.04Mi.	**16418 RAINBOW LAKE RD**		$285,488	$285,488	2,468	7/3/2	1987	8,120 SF	
.04Mi.	**16351 RAINBOW LAKE RD**		$286,856	$286,856	2,360	8/4/2	1987	8,072 SF	
.04Mi.	**7615 FROSTWOOD VALLEY CT**		$328,134	$328,134	2,544	8/4/2	1987	8,725 SF	
.04Mi.	**7610 FROSTWOOD VALLEY CT**		$259,176	$259,176	1,928	7/3/2	1987	7,532 SF	
.05Mi.	**16347 RAINBOW LAKE RD**		$275,000	$275,000	2,396	7/4/2	1986	7,296 SF	
.05Mi.	**7704 WOODLETT CT**		$293,318	$293,318	2,172	7/3/2	1987	10,916 SF	
.05Mi.	**16334 RAINBOW LAKE RD**		$297,799	$297,799	2,508	9/5/2	1987	8,250 SF	
.05Mi.	**7611 FROSTWOOD VALLEY CT**		$298,067	$298,067	2,468	7/3/2	1987	7,440 SF	
.05Mi.	**7702 WOODLETT CT**		$240,674	$240,674	1,447	6/3/2	1987	8,821 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.5 years old	Households:	25,823
Median Household Income:	$97,696	Households w/Family:	74%
Household Income Per Capita:	$42,389	Households w/Family Married:	56%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

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
1.09Mi.	**Aragon Middle School**	A-	Public	6 - 8

Number of Students: 1,424
Student-Teacher Ratio: 17.17

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1.30Mi. **Langham Creek High School** Number of Students: 3,011 Student-Teacher Ratio: 15.72 Advanced Placement: Yes		A-	Public	9 - 12
0.50Mi. **Lowery Elementary School** Number of Students: 660 Student-Teacher Ratio: 14.69		A-	Public	PK - 5
1.13Mi. **Holmsley Elementary School** Number of Students: 785 Student-Teacher Ratio: 13.87		C+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	51%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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