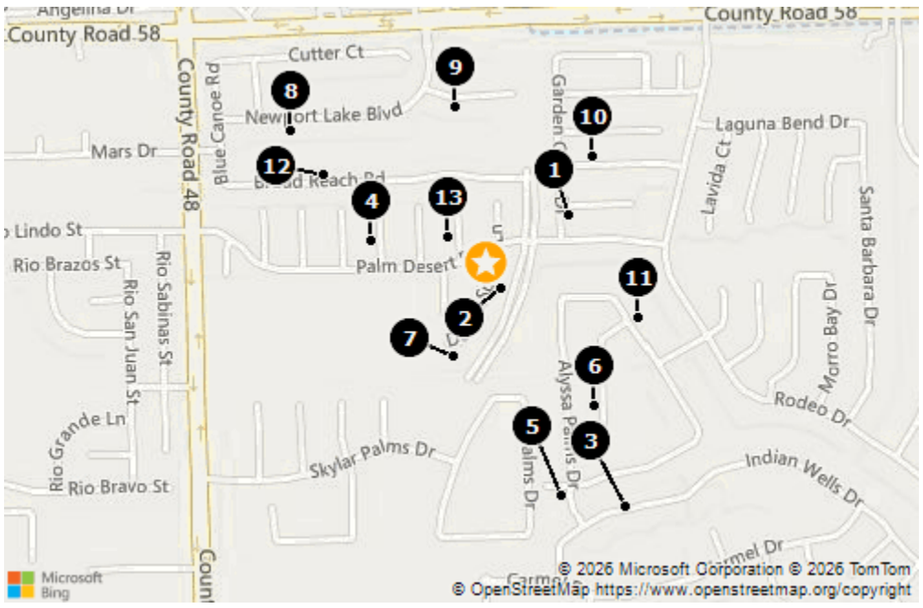
ICE SiteX Report

OrderID: 98722829

SiteX Property Information Report



Subject Property Location

16 DESERT SPRING LN, MANVEL, TX 77578-1419

County:	**BRAZORIA TX**	Census Tract:	480396606.152000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7339-6002-011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	7	Common Confidence Score:	85
Value Range:	$304,110 - $349,890	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CMV EM3 GBC M29
Assd Land Value:	$70,320	Market Land Value:	$70,320	Tax Year:	2026
Assd Improvement:	$273,700	Market Improvment Value:	$273,700	Total Taxable Value:	$3,941
Total Assessed Value:	$344,020	Total Assessor Market Value:	$344,020	Delinquent Year:	
				Tax Account ID:	R700551
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 11 Block: 2 Section: 6 Subdivision: RODEO PALMS THE COLONY SEC 6

Abbreviated Description:	RODEO PALMS THE COLONY SEC 6 (A0299 HT&BRR)(MANVEL) BLK 2 LOT 11
City/Muni/Twp:	MANVEL

Property Characteristics

Lot Size:	7,549 SF	Bedrooms:		Pool:	
Building Area:	1878 SF	Baths:	1	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
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:	10/15/2026	Sales Price:	$320,502
Document #:	2026051084 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/25/2023	Loan Amount:	N/A
Document #:	2023048247 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2052	Type Finance:	

Legal Description:

Lot: 11 Block: 2 Section: 6 Subdivision: RODEO PALMS
City/Muni/Twp: MANVEL

Prior Transfer

Recording Date:	07/01/2022	Sales Price:	N/A
Document #:	2022039570 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/2022		
Document Type:			

Legal Description:

Lot: 11 Block: 2 Section: 6 Subdivision: RODEO PALMS THE COLONY Map Ref: DOC 2021041869

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Prior Transfer

Recording Date:	06/30/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -39570	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Block: 2 Section: 6 Subdivision: RODEO PALMS THE COLONY SEC 6
Abbreviated Description: RODEO PALMS THE COLONY SEC 6 (A0299 HT&BRR)(MANVEL) BLK 2 LOT 11
City/Muni/Twp: MANVEL

Area Sales Analysis

Total Area Sales	$566,000	Median # of Bedrooms	
Median Lot Size	7,031 SF	Median # of Baths	1
Median Living Area	2,094 SF	Median Year Built	2019
Price Range - 2 Yrs	to $300,000	Age Range	4 years to 20 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**25 WHEELER RIDGE CIR** **MANVEL, TX 77578-4288**	10/01/2026			1893	//1	2006	6,168 SF	
		APN: 7339-1002-039 Document #: 2026048672 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 39 Block: 2 Subdivision: RODEO PALMS THE COLONY SEC 1 MapRef: VOL 24 PG 332 Abbreviated Description: Lot:39 Block:2 Subdivision:RODEO PALMS THE COLONY SEC 1 Map Ref:VOL 24 PG 332								
2	.04Mi.	**21 DESERT SPRING LN** **MANVEL, TX 77578-1419**	09/22/2026	$266,000	$141	1875	//1	2021	7,031 SF	
		APN: 7339-6001-022 Document #: 2026047032 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 1 Section: 6 Subdivision: RODEO PALMS THE COLONY Phase No: 6 MapRef: DOC 2021041869 Abbreviated Description: Lot:22 Block:1 Section:6 Subdivision:RODEO PALMS THE COLONY Phase No:6 Map Ref:DOC 2021041869								
3	.39Mi.	**106 INDIAN WELLS DR** **MANVEL, TX 77578-4070**	09/10/2026			3713	//8	2022	6,678 SF	
		APN: 7327-3003-023 Document #: 2026044976 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 3 Subdivision: RODEO PALMS THE LAKES SEC 3 MapRef: DOC 2021050746 Abbreviated Description: Lot:23 Block:3 Subdivision:RODEO PALMS THE LAKES SEC 3 Map Ref:DOC 2021050746								
4	.16Mi.	**10 DESERT WILLOW CT** **MANVEL, TX 77578-1511**	08/11/2026			2251	//1	2015	5,750 SF	
		APN: 7339-4001-004 Document #: 2026039674 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: RODEO PALMS THE COLONY SECTION 4 Phase No: 4 MapRef: DOC 2012001143 Abbreviated Description: Lot:4 Block:1 Subdivision:RODEO PALMS THE COLONY SECTION 4 Phase No:4 Map Ref:DOC 2012001143								
5	.34Mi.	**9 ALYSSA PALMS DR** **MANVEL, TX 77578-4560**	07/07/2026			1632	//1	2022	8,250 SF	
		APN: 7329-1004-001 Document #: 2026033073 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: RODEO PALMS ROYAL PALMS SECTION 1 MapRef: DOC 2007009492 Abbreviated Description: Lot:1 Block:4 Subdivision:RODEO PALMS ROYAL PALMS SECTION 1 Map Ref:DOC 2007009492								
6	.25Mi.	**11 COCONUT PALMS CT** **MANVEL, TX 77578-3484**	05/29/2026			1795	//1	2017	7,148 SF	
		APN: 7329-1002-011 Document #: 2026025939 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Section: 1 Subdivision: RODEO PALMS MapRef: DOC 2007009492 Abbreviated Description: Lot:11 Block:2 Section:1 Subdivision:RODEO PALMS Map Ref:DOC 2007009492								
7	.14Mi.	**41 DESERT SPRING LN** **MANVEL, TX 77578-1419**	05/12/2026			1637	//1	2021	8,250 SF	
		APN: 7339-6001-012 Document #: 2026022718 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: RODEO PALMS MapRef: DOC 2021041869 Abbreviated Description: Lot:12 Block:1 Subdivision:RODEO PALMS Map Ref:DOC 2021041869								
8	.33Mi.	**2630 NEWPORT LAKE BLVD** **MANVEL, TX 77578-1614**	05/01/2026			2874	//4	2019	8,999 SF	Yes
		APN: 6753-1004-014 Document #: 2026021041 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 4 Section: 1 Subdivision: NEWPORT LAKE ESTATES MapRef: FILE 2017029195 Abbreviated Description: Lot:14 Block:4 Section:1 Subdivision:NEWPORT LAKE ESTATES Map Ref:FILE 2017029195								
9	.21Mi.	**2910 CLOSE REACH RD** **MANVEL, TX 77578-3896**	12/30/2025			2519	//4	2020	11,012 SF	
		APN: 6753-2002-003 Document #: 2025062552 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Section: 2 Subdivision: NEWPORT LAKE ESTATES MapRef: FILE 2020006581 Abbreviated Description: Lot:3 Block:2 Section:2 Subdivision:NEWPORT LAKE ESTATES Map Ref:FILE 2020006581								
10	.21Mi.	**30 SIGNAL HILL DR** **MANVEL, TX 77578-3291**	11/12/2025			1723	//1	2007	5,062 SF	
		APN: 7339-1003-015 Document #: 2025054649 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Section: 1 Subdivision: RODEO PALMS MapRef: VOL 24 PG 332&333 Abbreviated Description: Lot:15 Block:3 Section:1 Subdivision:RODEO PALMS Map Ref:VOL 24 PG 332&333								
11	.23Mi.	**34 ROYAL ROSE DR** **MANVEL, TX 77578-3377**	11/07/2025			2094	//1	2016	6,900 SF	
		APN: 7329-1001-006 Document #: 2025054179 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 1 Section: 1 Subdivision: RODEO PALMS MapRef: PL 2007009492 Abbreviated Description: Lot:6 Block:1 Section:1 Subdivision:RODEO PALMS Map Ref:PL 2007009492

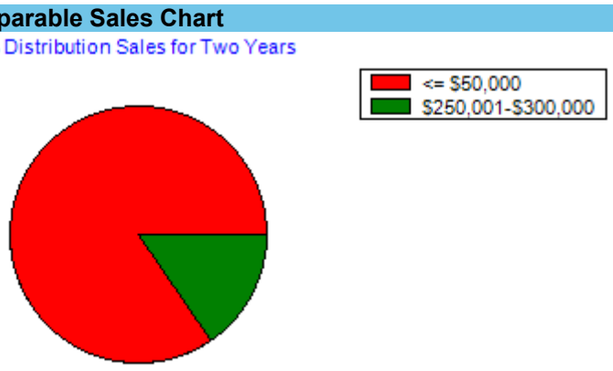
12	.26Mi.	**2711 BROAD REACH RD MANVEL, TX 77578-2542**	11/04/2025	$300,000	$83	3575	//5	2020	8,999 SF

APN: 6753-2004-009 Document #: 2025053564
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: NEWPORT LAKE ESTATES SEC 2 Abbreviated Description: Lot:9 Block:4 Subdivision:NEWPORT LAKE ESTATES SEC 2

13	.06Mi.	**10 GARDEN RIDGE CT MANVEL, TX 77578-1420**	10/21/2025			2411	//3	2014	5,750 SF

APN: 7339-4001-036 Document #: 2025050972
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Block: 1 Section: 4 Subdivision: RODEO PALMS MapRef: FILE 2012001143 Abbreviated Description: Lot:36 Block:1 Section:4 Subdivision:RODEO PALMS Map Ref:FILE 2012001143

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.	**16 DESERT SPRING LN**	**06/30/2022**	$344,020	$344,020	1,878	//1	2021	7,549 SF	
.01Mi.	**18 DESERT SPRING LN**	**06/17/2022**	$353,320	$353,320	1,875	//1	2021	7,745 SF	
.02Mi.	**20 DESERT SPRING LN**	**10/28/2022**	$315,360	$315,360	1,548	//1	2021	7,514 SF	
.03Mi.	**11 GARDEN RIDGE CT**	**09/28/2012**	$351,410	$351,410	2,513	//3	2012	9,718 SF	
.03Mi.	**10 DESERT SPRING LN**	**06/17/2019**	$390,930	$390,930	2,859	//3	2013	8,725 SF	
.03Mi.	**22 DESERT SPRING LN**	**07/12/2022**	$342,000	$342,000	2,188	//4	2021	7,623 SF	
.03Mi.	**15 DESERT SPRING LN**	**07/15/2022**	$343,440	$343,440	1,784	//1	2021	7,196 SF	
.03Mi.	**17 DESERT SPRING LN**	**03/18/2022**	$375,730	$375,730	2,067	//1	2021	7,039 SF	
.04Mi.	**13 DESERT SPRING LN**	**08/19/2022**	$345,562	$345,562	1,875	//1	2021	7,684 SF	
.04Mi.	**19 DESERT SPRING LN**	**04/15/2022**	$310,633	$310,633	1,597	//1	2021	7,031 SF	
.04Mi.	**66 SPRING LN**	**05/12/2022**	$357,620	$357,620	2,067	//1	2021	10,032 SF	
.04Mi.	**9 GARDEN RIDGE CT**	**04/26/2016**	$300,800	$300,800	2,372	//1	2012	5,785 SF	
.04Mi.	**21 DESERT SPRING LN**	**05/05/2026**	$353,820	$353,820	1,875	//1	2021	7,031 SF	
.05Mi.	**24 DESERT SPRING LN**	**05/02/2022**	$353,440	$353,440	1,875	//1	2021	7,632 SF	
.05Mi.	**64 SPRING LN**	**10/14/2022**	$358,990	$358,990	1,875	//1	2021	8,978 SF	
.05Mi.	**7 GARDEN RIDGE CT**	**07/02/2014**	$311,710	$311,710	2,086	//1	2014	5,785 SF	

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

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Flood Report

The Subject Property of **16 DESERT SPRING LN, MANVEL, TX 77578-1419** 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

No alerts noted

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