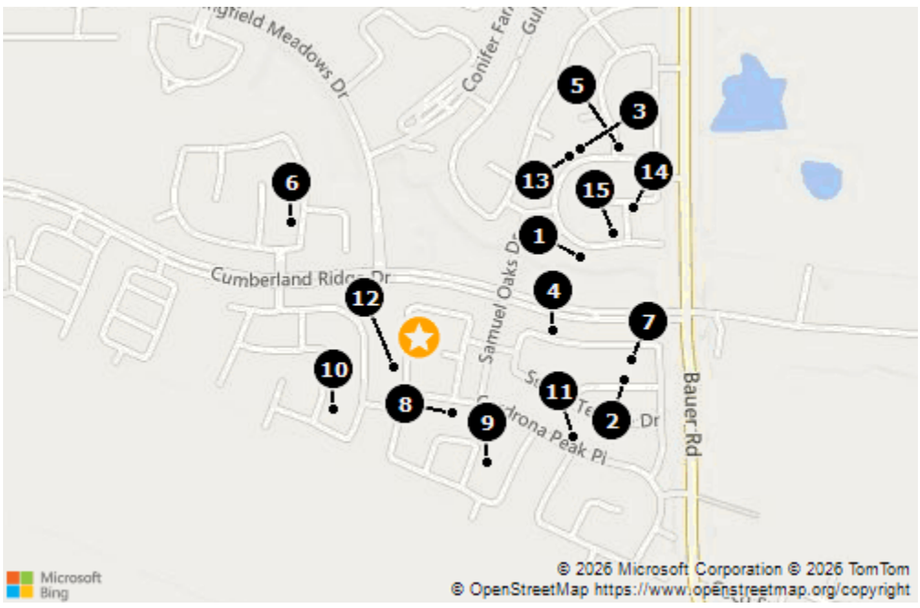
ICE SiteX Report

OrderID: 98722800

SiteX Property Information Report



Subject Property Location

17210 BAINHAM FOREST TRL, HOCKLEY, TX 77447-2168

County:	**HARRIS TX**	Census Tract:	482015560.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1415350040019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$288,640 - $367,360	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	003 041 042 043
Assd Land Value:	$63,783	Market Land Value:	$63,783	Tax Year:	2026
Assd Improvement:	$249,014	Market Improvment Value:	$249,014	Total Taxable Value:	$2,072
Total Assessed Value:	$312,797	Total Assessor Market Value:	$312,797	Delinquent Year:	
				Tax Account ID:	141-535-004-0019
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 19 Block: 4 Section: 8
Abbreviated Description: LT 19 BLK 4 DELLROSE SEC 8

Property Characteristics

Lot Size:	6,159 SF	Bedrooms:	3	Pool:	
Building Area:	2059 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
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

Mortgage Record

Recording Date:	12/08/2025	Loan Amount:	N/A
Document #:	2025-482015 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2065	Type Finance:	

Legal Description:
Lot: 19 Block: 4 Subdivision: ELIROSE SECTION 8
City/Muni/Twp: MOON

Mortgage Record

Recording Date:	01/28/2025	Loan Amount:	N/A
Document #:	2025-29128 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 19 Block: 4 Subdivision: DELLROSE SECTION 8

Mortgage Record

Recording Date:	01/25/2024	Loan Amount:	N/A
Document #:	2024-026035 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 19 Block: 4 Subdivision: DELLROSE SECTION 8

Mortgage Record

Recording Date:	02/01/2023	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98722800

Document #:	2023-035333 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 19 Block: 4 Subdivision: DELLROSE SECTION 8

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	N/A
Document #:	2021-051205 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/27/2021		
Document Type:			

Legal Description:
Lot: 19 Block: 4 Subdivision: DELLROSE SECTION 8 Map Ref: MF 692113

Prior Transfer

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

Legal Description:
Lot: 19 Block: 4 Section: 8
Abbreviated Description: LT 19 BLK 4 DELLROSE SEC 8

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,959 SF	Median # of Baths	2
Median Living Area	2,034 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	.25Mi.	**31231 ALBANY BROOK LN** **HOCKLEY, TX 77447-2089**	10/23/2026			1598	6/3/2	2020	5,611 SF	
		APN: 1411080030033 Document #: 2026-428850 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 3 Subdivision: DELLROSE SEC 7 MapRef: MF 690608 Abbreviated Description: Lot:33 Block:3 Subdivision:DELLROSE SEC 7 Map Ref:MF 690608								
2	.29Mi.	**31130 MAHOGANY FIR TRL** **HOCKLEY, TX 77447-2330**	10/08/2026			2364	7/4/3	2021	3,446 SF	
		APN: 1446000010021 Document #: 2026-409213 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Section: 12 Subdivision: DELLROSE MapRef: MF 695343 Abbreviated Description: Lot:21 Block:1 Section:12 Subdivision:DELLROSE Map Ref:MF 695343								
3	.35Mi.	**31222 PINEBROOK FALLS LN** **HOCKLEY, TX 77447-2049**	09/16/2026			1556	6/3/2	2019	6,190 SF	
		APN: 1404020030007 Document #: 2026-377005 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Section: 5 Subdivision: DELLROSE MapRef: MF 686917 Abbreviated Description: Lot:7 Block:3 Section:5 Subdivision:DELLROSE Map Ref:MF 686917								
4	.19Mi.	**31314 BALSAM HAWK LN** **HOCKLEY, TX 77447-2186**	08/20/2026			2346	7/4/2	2023	5,114 SF	
		APN: 1444360010010 Document #: 2026-339547 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: DELLROSE SECTION 10 Phase No: 10 MapRef: MF 694886 Abbreviated Description: Lot:10 Block:1 Subdivision:DELLROSE SECTION 10 Phase No:10 Map Ref:MF 694886								
5	.39Mi.	**17400 FARM PASTURE TRL** **HOCKLEY, TX 77447-5348**	07/20/2026			2129	7/3/2	2019	6,220 SF	
		APN: 1404020040011 Document #: 2026-289874 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 4 Subdivision: DELLROSE SEC 5 MapRef: MF 686917 Abbreviated Description: Lot:11 Block:4 Subdivision:DELLROSE SEC 5 Map Ref:MF 686917								
6	.24Mi.	**17315 LYNN ORCHARD DR** **HOCKLEY, TX 77447-2091**	07/10/2026			2034	6/3/2	2020	8,050 SF	
		APN: 1503930010003 Document #: 2026-278047 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: DELLROSE SEC 6 MapRef: MF 690082 Abbreviated Description: Lot:3 Block:1 Subdivision:DELLROSE SEC 6 Map Ref:MF 690082								
7	.3Mi.	**31123 BALSAM HAWK LN** **HOCKLEY, TX 77447-2181**	06/16/2026			1997	7/3/2	2023	4,800 SF	
		APN: 1444360030020 Document #: 2026-238347 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 3 Subdivision: DELLROSE SEC 10 MapRef: MF 694886 Abbreviated Description: Lot:20 Block:3 Subdivision:DELLROSE SEC 10 Map Ref:MF 694886								
8	.12Mi.	**31415 CARDRONA PEAK PL** **HOCKLEY, TX 77447-2171**	06/16/2026			2023	7/4/2	2020	6,003 SF	
		APN: 1415350020003 Document #: 2026-238725 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: DELLROSE SEC 8 Phase No: 8 MapRef: MF 692113 Abbreviated Description: Lot:3 Block:2 Subdivision:DELLROSE SEC 8 Phase No:8 Map Ref:MF 692113								
9	.2Mi.	**17018 LILY BURTON LN** **HOCKLEY, TX 77447-2268**	06/16/2026			1901	7/3/2	2021	6,390 SF	
		APN: 1444370040022 Document #: 2026-239050 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 22 Block: 4 Section: 11 Subdivision: DELLROSE MapRef: MF 694890 Abbreviated Description: Lot:22 Block:4 Section:11 Subdivision:DELLROSE Map Ref:MF 694890

10	.16Mi.	**17010 PLOVER ROCK TRL** **HOCKLEY, TX 77447-2418**	05/18/2026	2709	9/4/3	2023	6,578 SF

APN: 1462420030020 Document #: 2026-192500
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 3 Subdivision: DELLROSE SEC 15 MapRef: MF 700396 Abbreviated Description: Lot:20 Block:3 Subdivision:DELLROSE SEC 15 Map Ref:MF 700396

11	.26Mi.	**31218 CARDRONA PEAK PL** **HOCKLEY, TX 77447-2194**	05/15/2026	2311	8/4/3	2022	5,484 SF

APN: 1444360040017 Document #: 2026-190450
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: DELLROSE SEC 10 MapRef: MF 694886 Abbreviated Description: Lot:17 Block:4 Subdivision:DELLROSE SEC 10 Map Ref:MF 694886

12	.05Mi.	**17123 BAINHAM FOREST TRL** **HOCKLEY, TX 77447-2167**	05/01/2026	3181	8/5/2	2020	6,003 SF

APN: 1415350030025 Document #: 2026-169482
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 3 Subdivision: DELLROSE SECTION 8 MapRef: MF 692113 Abbreviated Description: Lot:25 Block:3 Subdivision:DELLROSE SECTION 8 Map Ref:MF 692113

13	.33Mi.	**31230 PINEBROOK FALLS LN** **HOCKLEY, TX 77447-2049**	04/27/2026	1836	6/3/2	2019	5,624 SF

APN: 1404020030005 Document #: 2026-157810
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: DELLROSE SEC 5 MapRef: MF 686917 Abbreviated Description: Lot:5 Block:3 Subdivision:DELLROSE SEC 5 Map Ref:MF 686917

14	.35Mi.	**31123 BIRCH MILLS DR** **HOCKLEY, TX 77447-2086**	04/15/2026	2566	9/4/2	2021	5,959 SF

APN: 1411080030010 Document #: 2026-142625
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: DELLROSE SECTION 7 MapRef: MF 690608 Abbreviated Description: Lot:10 Block:3 Subdivision:DELLROSE SECTION 7 Map Ref:MF 690608

15	.31Mi.	**31206 ALBANY BROOK LN** **HOCKLEY, TX 77447-2090**	02/25/2026	1755	6/3/2	2020	5,083 SF

APN: 1411080020013 Document #: 2026-69544
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: DELLROSE SEC 7 MapRef: MF 690608 Abbreviated Description: Lot:13 Block:2 Subdivision:DELLROSE SEC 7 Map Ref:MF 690608

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.	**17210 BAINHAM FOREST TRL**		$312,797	$312,797	2,059	7/3/2	2020	6,159 SF	
.01Mi.	**17214 BAINHAM FOREST TRL**		$323,055	$323,055	1,979	6/3/2	2021	6,159 SF	
.01Mi.	**17206 BAINHAM FOREST TRL**		$392,614	$392,614	2,870	8/4/3	2020	6,159 SF	
.02Mi.	**17202 BAINHAM FOREST TRL**		$325,980	$325,980	2,283	8/4/2	2020	6,046 SF	
.02Mi.	**17218 BAINHAM FOREST TRL**		$334,134	$334,134	2,087	6/3/2	2021	6,159 SF	
.02Mi.	**31410 STOCKTON HOLLOW CIR**		$316,033	$316,033	1,858	8/4/2	2021	15,364 SF	
.03Mi.	**31427 WHITCOMBE SUMMIT WAY**		$333,750	$333,750	2,092	7/3/2	2020	7,231 SF	
.03Mi.	**17126 BAINHAM FOREST TRL**		$321,670	$321,670	1,977	7/4/2	2020	6,003 SF	
.03Mi.	**17222 BAINHAM FOREST TRL**		$339,601	$339,601	2,122	7/3/2	2021	6,564 SF	
.03Mi.	**31414 STOCKTON HOLLOW CIR**		$326,064	$326,064	2,122	7/3/2	2021	8,986 SF	
.03Mi.	**31423 WHITCOMBE SUMMIT WAY**		$320,000	$320,000	1,948	7/3/2	2020	6,329 SF	
.03Mi.	**17211 BAINHAM FOREST TRL**		$298,069	$298,069	1,737	6/3/2	2020	6,098 SF	
.03Mi.	**17215 BAINHAM FOREST TRL**		$315,416	$315,416	1,924	7/4/2	2020	6,098 SF	
.04Mi.	**17207 BAINHAM FOREST TRL**		$309,734	$309,734	1,859	6/3/2	2020	6,107 SF	
.04Mi.	**17219 BAINHAM FOREST TRL**		$317,009	$317,009	1,927	7/4/2	2020	6,098 SF	
.04Mi.	**17122 BAINHAM FOREST TRL**		$314,337	$314,337	1,925	7/4/2	2020	6,003 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	34.4 years old	Households:	7,477
Median Household Income:	$97,677	Households w/Family:	82%
Household Income Per Capita:	$39,508	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Waller Independent School District	Students:	9,905
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.60Mi.	**Roberts Road Elementary School** Number of Students: 595 Student-Teacher Ratio: 12.49	C-	Public	PK - 5
8.80Mi.	**Waller Junior High School** Number of Students: 951 Student-Teacher Ratio: 13.86	C-	Public	6 - 8
8.59Mi.	**Waller High School** Number of Students: 2,995 Student-Teacher Ratio: 17.03 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	55%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	82%	LOWER
OVERALL	79%	LOWER

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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