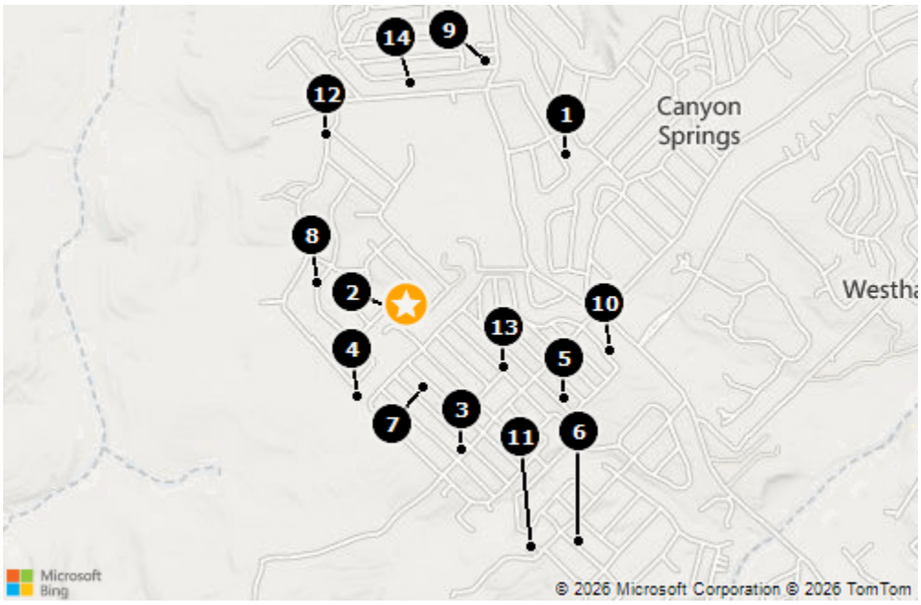
# ICE SiteX Report

**OrderID: 98722578**

## SiteX Property Information Report




## Subject Property Location

### 1721 DEER RUN PASS, CANYON LAKE, TX 78133-3703

| | | | |
|---|---|---|---|
| County: | **COMAL TX** | Census Tract: | 480913106.081024 |
| Property Use: | Mobile/Manufactured Home (regardless of ownership) | Land Zoning: | |
| Parcel Number: | 16-0070-0164-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$282,000** | FSD: | 27 | Common Confidence Score: | 26 |
| Value Range: | $205,860 - $358,140 | ICE Confidence Score: | 73 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 046,046LR,ES2,ES3 |
| Assd Land Value: | $54,220 | Market Land Value: | $54,220 | Tax Year: | 2025 |
| Assd Improvement: | $38,400 | Market Improvment Value: | $38,400 | Total Taxable Value: | $1,620 |
| Total Assessed Value: | $92,620 | Total Assessor Market Value: | $92,620 | Delinquent Year: | 2024 |
| | | | | Tax Account ID: | 23623 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 164 Subdivision: DEER MEADOWS PHASE 3 Phase No: 3 Map Ref: AIR MAP: 4G-A5

| | |
|---|---|
| Abbreviated Description: | DEER MEADOWS PHASE 3, LOT 164 |
| City/Muni/Twp: | CANYON LAKE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 17,337 SF | Bedrooms: | | Pool: | |
| Building Area: | 1848 SF | Baths: | | Fireplace: | |
| Year Built: | 1998 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/27/2023 | Sales Price: | N/A |
| Document #: | 202306002831 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/26/2022 | Sales Price: | $113,600 |
| Document #: | 202206024852 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/16/2022 | Sales Price: | N/A |
| Document #: | 202206022919 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/13/2022 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 164 Subdivision: DEER MEADOWS Phase No: 3 Map Ref: VOL 7 PG 4-5

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/13/2022 | Sales Price: | N/A |

# ICE SiteX Report

**OrderID: 98722578**

| | | | |
|---|---|---|---|
| Document #: | 202206022919 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: DEER MEADOWS PHASE 3 Phase No: 3 Map Ref: AIR MAP: 4G-A5
Abbreviated Description: DEER MEADOWS PHASE 3, LOT 164
City/Muni/Twp: CANYON LAKE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2021 | Loan Amount: | N/A |
| Document #: | 202106055310 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 05/01/2022 | Type Finance: | |

**Legal Description:**
Lot: 164 Subdivision: DEER MEADOWS SUBDIVISION PHASE THREE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2021 | Sales Price: | N/A |
| Document #: | 202106055309 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/21/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: DEER MEADOWS SUBDIVISION PHASE THREE Map Ref: VOL 7 PG 4&5

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | 12,182 SF | Median # of Baths | |
| Median Living Area | 1,377 SF | Median Year Built | 1996 |
| Price Range - 2 Yrs | | Age Range | 2 years to 47 years |
| Median Value | | Median Age | 30 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .62Mi. | **331 E CLARK ST**<br>**CANYON LAKE, TX 78133-3959** | 10/20/2026 | | | 1344 | // | 1997 | 20,099 SF | |
| | | APN: 13-0260-0126-00 Document #: 202606031598<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 26R Subdivision: CANYON LAKE MOBILE HOME ESTATES NORTH Legal Unit: 2 MapRef: VOL 4 PG 86 Abbreviated Description: Lot:26R Subdivision:CANYON LAKE MOBILE HOME ESTATES NORTH Legal Unit:2 Map Ref:VOL 4 PG 86 | | | | | | | | |
| 2 | .04Mi. | **1710 DEER RUN PASS**<br>**CANYON LAKE, TX 78133-3793** | 07/15/2026 | | | 1484 | // | 2002 | 15,551 SF | |
| | | APN: 16-0070-0098-00 Document #: 202606021403<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 98 Subdivision: DEER MEADOWS Phase No: 3 MapRef: VOL 7 PG 4 Abbreviated Description: Lot:98 Subdivision:DEER MEADOWS Phase No:3 Map Ref:VOL 7 PG 4 | | | | | | | | |
| 3 | .44Mi. | **2020 OVERHILL ST**<br>**CANYON LAKE, TX 78133-6237** | 07/14/2026 | | | 1064 | // | 1980 | 10,006 SF | |
| | | APN: 13-0255-0519-00 Document #: 202606021248<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 519 Subdivision: CANYON LAKE MOBILE HOME ESTATES UNIT NO 5 MapRef: VOL 4 PG 58-59 Abbreviated Description: Lot:519 Subdivision:CANYON LAKE MOBILE HOME ESTATES UNIT NO 5 Map Ref:VOL 4 PG 58-59 | | | | | | | | |
| 4 | .29Mi. | **1214 DEER RUN PASS**<br>**CANYON LAKE, TX 78133-4285** | 07/08/2026 | | | 1568 | // | 2024 | 17,468 SF | |
| | | APN: 16-0070-0114-00 Document #: 202606020490<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 114 Subdivision: DEER MEADOWS PHASE THREE MapRef: VOL 7 PG 4 Abbreviated Description: Lot:114 Subdivision:DEER MEADOWS PHASE THREE Map Ref:VOL 7 PG 4 | | | | | | | | |
| 5 | .51Mi. | **507 VALLEY VIEW ST**<br>**CANYON LAKE, TX 78133-6339** | 06/12/2026 | | | 2128 | // | 1996 | 13,499 SF | |
| | | APN: 13-0255-0193-00 Document #: 202606017589<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 192&193 Subdivision: CANYON LAKE MOBILE HOME ESTATES Legal Unit: 2 MapRef: VOL 2 PG 75-76 Abbreviated Description: Lot:192&193 Subdivision:CANYON LAKE MOBILE HOME ESTATES Legal Unit:2 Map Ref:VOL 2 PG 75-76 | | | | | | | | |
| 6 | .83Mi. | **651 SCOTT WAY**<br>**CANYON LAKE, TX 78133-4687** | 04/21/2026 | | | | // | | 10,498 SF | |
| | | APN: 47-0800-1565-00 Document #: 202606011588<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 315 Subdivision: ROLLING HILLS UNIT 2 MapRef: VOL 5 PG 396&397 Abbreviated Description: Lot:315 Subdivision:ROLLING HILLS UNIT 2 Map Ref:VOL 5 PG 396&397 | | | | | | | | |
| 7 | .24Mi. | **174 BUCKHORN DR**<br>**CANYON LAKE, TX 78133-4202** | 03/20/2026 | | | 1260 | // | 1996 | 10,006 SF | |
| | | APN: 13-0255-0454-00 Document #: 202606008111<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 454 Subdivision: CANYON LAKE MOBILE HOME ESTATES UNIT NO 4 MapRef: VOL 3 PG 75 Abbreviated Description: Lot:454 Subdivision:CANYON LAKE MOBILE HOME ESTATES UNIT NO 4 Map Ref:VOL 3 PG 75 | | | | | | | | |
| 8 | .26Mi. | **550 BUCK RUN PASS**<br>**CANYON LAKE, TX 78133-3730** | 02/25/2026 | | | 1664 | // | 2018 | 15,987 SF | |
| | | APN: 16-0070-0218-00 Document #: 202606005323<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 218 Subdivision: DEER MEADOWS PHASE FOUR MapRef: VOL 7 PG 24 Abbreviated Description: Lot:218 Subdivision:DEER MEADOWS PHASE FOUR Map Ref:VOL 7 PG 24 | | | | | | | | |
| 9 | .72Mi. | **116 RAMBLING DR**<br>**CANYON LAKE, TX 78133-3847** | 02/02/2026 | | | 1320 | // | 1993 | 10,019 SF | |
| | | APN: 30-0354-0003-00 Document #: 202606002986<br>Document Type: Price Code:<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership) | | | | | | | | |

# ICE SiteX Report

**OrderID: 98722578**

Legal: Subdivision: HENRY SIMON SURVEY NO 828 ABSTRACT NO 707 Abbreviated Description: Subdivision:HENRY SIMON SURVEY NO 828 ABSTRACT NO 707

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10 | .59Mi. | **601 GREENWOOD ST**<br>**CANYON LAKE, TX 78133-6325** | 01/22/2026 | 1590 | //2 | 2023 | 10,864 SF |

APN: 13-0255-0114-00 Document #: 202606002001
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 114 Subdivision: CANYON LAKE MOBILE HOME ESTATES MapRef: VOL 1 PG 93 Abbreviated Description: Lot:114 Subdivision:CANYON LAKE MOBILE HOME ESTATES Map Ref:VOL 1 PG 93

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 11 | .76Mi. | **1584 HIDDEN FAWN**<br>**CANYON LAKE, TX 78133-6267** | 11/10/2025 | 1410 | // | 1979 | 50,704 SF |

APN: 47-0800-0435-00 Document #: 202506035972
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 73-75 Subdivision: ROLLING HILLS ESTATES Legal Unit: 1 MapRef: VOL 4 PG 51 Abbreviated Description: Lot:73-75 Subdivision:ROLLING HILLS ESTATES Legal Unit:1 Map Ref:VOL 4 PG 51

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 12 | .53Mi. | **144 DEER RUN PASS**<br>**CANYON LAKE, TX 78133-3882** | 11/06/2025 | 1664 | // | 2024 | 15,943 SF |

APN: 16-0070-0026-00 Document #: 202506035715
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 26 Subdivision: DEER MEADOWS PHASE ONE MapRef: VOL 6 PG 195 Abbreviated Description: Lot:26 Subdivision:DEER MEADOWS PHASE ONE Map Ref:VOL 6 PG 195

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 13 | .32Mi. | **303 OAKLANE ST**<br>**CANYON LAKE, TX 78133-4215** | 10/24/2025 | 1308 | // | 1984 | 9,409 SF |

APN: 13-0255-0242-00 Document #: 202506034235
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 242R Subdivision: CANYON LAKE MOBILE HOME ESTATES Legal Unit: 2 MapRef: VOL 8 PG 96 Abbreviated Description: Lot:242R Subdivision:CANYON LAKE MOBILE HOME ESTATES Legal Unit:2 Map Ref:VOL 8 PG 96

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 14 | .62Mi. | **335 RAMBLING DR**<br>**CANYON LAKE, TX 78133-3848** | 09/30/2025 | 952 | // | 1983 | 5,001 SF |

APN: 30-0353-0024-00 Document #: 202506031505
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Subdivision: LAKE VIEW PARK SUBDIVISION Legal Unit: 1 MapRef: VOL 2 PG 72 Abbreviated Description: Lot:24 Subdivision:LAKE VIEW PARK SUBDIVISION Legal Unit:1 Map Ref:VOL 2 PG 72

## 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. | **1721 DEER RUN PASS** | **05/13/2022** | $92,620 | $92,620 | 1,848 | | 1998 | 17,337 SF | |
| .02Mi. | **1028 TWIN DEER LN** | **10/08/2019** | $180,550 | $180,550 | 2,220 | //2 | 2020 | 17,337 SF | |
| .04Mi. | **1710 DEER RUN PASS** | **07/10/2026** | $94,470 | $94,470 | 1,484 | | 2002 | 15,551 SF | |
| .04Mi. | **1775 DEER RUN PASS** | **01/24/2022** | $142,610 | $142,610 | 1,831 | | 2014 | 17,206 SF | |
| .04Mi. | **1867 DEER RUN PASS** | **01/12/2022** | $97,350 | $97,350 | 1,728 | | 2000 | 17,337 SF | |
| .05Mi. | **1695 TWIN DEER LN** | **10/30/2008** | $145,620 | $145,620 | 1,960 | | 2008 | 15,377 SF | |
| .05Mi. | **1064 TWIN DEER LN** | | $78,670 | $78,670 | 1,568 | | 2019 | | |
| .07Mi. | **1654 DEER RUN PASS** | **02/23/2013** | $71,890 | $50,394 | 1,616 | | 1996 | 15,072 SF | |
| .08Mi. | **1931 DEER RUN PASS** | **01/07/1983** | $133,490 | $133,490 | 2,432 | | 1997 | 17,076 SF | |
| .08Mi. | **1842 DEER RUN PASS** | **05/26/2023** | $196,350 | $196,350 | 1,980 | | 2021 | 16,596 SF | |
| .08Mi. | **1864 DEER RUN PASS** | **01/31/2019** | $129,040 | $129,040 | 1,568 | | 2006 | 15,638 SF | |
| .08Mi. | **356 DOE LN** | | $99,290 | $99,290 | 1,560 | | 2017 | | |
| .09Mi. | **1165 TWIN DEER LN** | **02/25/2026** | $13,310 | $13,310 | | | | | |
| .09Mi. | **1165 TWIN DEER LN** | | $13,310 | $13,310 | | | | | |
| .1Mi. | **2105 DEER RUN PASS** | **01/30/2024** | $145,630 | $85,124 | 1,980 | | 2018 | 14,985 SF | |
| .1Mi. | **1185 TWIN DEER LN** | **12/25/2000** | $110,090 | $110,090 | 2,128 | | 2004 | 15,594 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 11% | Households Occupied by Owners: | 68% |

# ICE SiteX Report

**OrderID: 98722578**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 49.0 years old | Households: | 11,034 |
| Median Household Income: | $85,538 | Households w/Family: | 72% |
| Household Income Per Capita: | $47,059 | Households w/Family Married: | 60% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 25% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Comal Independent School District | Students: | 29,839 |
| Number of Schools: | 37 | Rating: | A+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 8.04Mi. | **Mountain Valley Middle School**<br>Number of Students: 781<br>Student-Teacher Ratio: 15.27 | A- | Public | 6 - 8 |
| 7.52Mi. | **Canyon Lake High School**<br>Number of Students: 1,066<br>Student-Teacher Ratio: 13.99<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 2.53Mi. | **Startzville Elementary School**<br>Number of Students: 465<br>Student-Teacher Ratio: 12.33 | B | Public | PK - 5 |

## Flood Report

The Subject Property of **1721 DEER RUN PASS, CANYON LAKE, TX 78133-3703** 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** | 105% | SIMILAR |
| **BURGLARY** | 146% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 86% | LOWER |
| **FORCIBLE ROBBERY** | 113% | HIGHER |
| **AGGRAVATED ASSAULT** | 149% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 83% | LOWER |
| **MURDER** | 113% | HIGHER |
| **OVERALL** | 146% | NOTABLY HIGHER |

## Disaster Alerts

7/12/2026 - Flooding

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