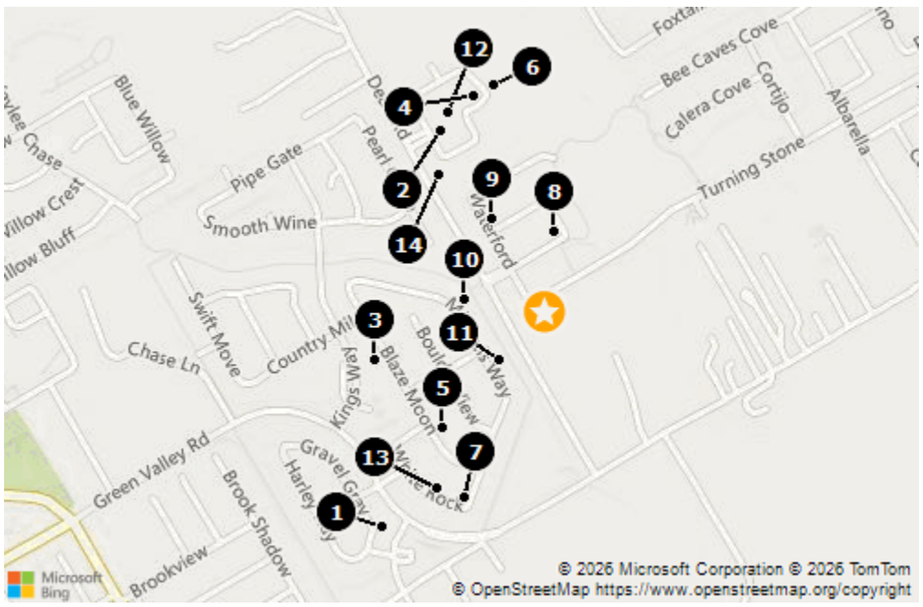
ICE SiteX Report

OrderID: 98722620

SiteX Property Information Report



Subject Property Location

208 TURNING STONE, CIBOLO, TX 78108-4452

County:	**GUADALUPE TX**	Census Tract:	481872107.131037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1G-3995-S111-07600-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$414,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$372,600 - $455,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CCI,GCO,LTR,SCS
Assd Land Value:	$49,404	Market Land Value:	$49,404	Tax Year:	2025
Assd Improvement:	$340,900	Market Improvment Value:	$340,900	Total Taxable Value:	$202
Total Assessed Value:	$390,304	Total Assessor Market Value:	$390,304	Delinquent Year:	
				Tax Account ID:	000000245923
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 76 Block: 11 Subdivision: TURNING STONE UNIT-S1 Tract No: 76
Abbreviated Description: TURNING STONE UNIT-S1 BLOCK 11 LOT 76 .19 AC

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	2282 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$349,900
Document #:	202699014739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2020	Sales Price:	N/A
Document #:	202099018111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/14/2020		
Document Type:			

Legal Description:
Lot: 76 Block: 11 Subdivision: TURNING STONE Legal Unit: S1 Map Ref: VOL 8 PG 776

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	N/A
Document #:	202099018111 BK-PG 2020 -99018111	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 76 Block: 11 Subdivision: TURNING STONE UNIT-S1 Tract No: 76
Abbreviated Description: TURNING STONE UNIT-S1 BLOCK 11 LOT 76 .19 AC

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	9,255 SF	Median # of Baths	2.5
Median Living Area	2,660 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	1 years to 11 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	.37Mi.	**112 GRAVEL GRAY** **CIBOLO, TX 78108-0030**	06/16/2026			1888	/4/2	2020	14,375 SF	
		APN: 1G-3932-7008-00400-000 Document #: 202699015962 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: SARATOGA SUBDIVISION Legal Unit: 7 MapRef: VOL 9 PG 69-71 Abbreviated Description: Lot:4 Block:8 Subdivision:SARATOGA SUBDIVISION Legal Unit:7 Map Ref:VOL 9 PG 69-71								
2	.29Mi.	**420 FOXTAIL CYN** **CIBOLO, TX 78108-0527**	03/25/2026			2370	//	2025	8,276 SF	
		APN: 1G-3892-5008-01600-000 Document #: 202699007363 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 8 Subdivision: FOXBROOK UNIT 5 MapRef: VOL 9 PG 737 Abbreviated Description: Lot:16 Block:8 Subdivision:FOXBROOK UNIT 5 Map Ref:VOL 9 PG 737								
3	.25Mi.	**321 BLAZE MOON** **CIBOLO, TX 78108-2036**	03/12/2026			2532	//2	2015	9,361 SF	
		APN: 1G-3932-1002-00900-000 Document #: 202699006161 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: SARATOGA SUBDIVISION UNIT 1 MapRef: VOL 8 PG 288-293 Abbreviated Description: Lot:9 Block:2 Subdivision:SARATOGA SUBDIVISION UNIT 1 Map Ref:VOL 8 PG 288-293								
4	.32Mi.	**315 FOXTAIL PATH** **CIBOLO, TX 78108-0525**	02/27/2026			2370	//	2025	9,148 SF	
		APN: 1G-3892-5008-00700-000 Document #: 202699004846 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 8 Subdivision: FOXBROOK UNIT 5 MapRef: VOL 9 PG 737 Abbreviated Description: Lot:7 Block:8 Subdivision:FOXBROOK UNIT 5 Map Ref:VOL 9 PG 737								
5	.22Mi.	**132 BLAZE MOON** **CIBOLO, TX 78108-2034**	12/31/2025			4263	//3.5	2015	8,712 SF	
		APN: 1G-3932-1005-00600-000 Document #: 202599033008 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: SARATOGA SUBDIVISION Legal Unit: 1 MapRef: VOL 8 PG 288-293 Abbreviated Description: Lot:6 Block:5 Subdivision:SARATOGA SUBDIVISION Legal Unit:1 Map Ref:VOL 8 PG 288-293								
6	.33Mi.	**510 DESERT FOX** **CIBOLO, TX 78108-0518**	12/29/2025			2356	//	2024	7,841 SF	
		APN: 1G-3892-5005-04800-000 Document #: 202599032319 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 48 Block: 5 Subdivision: FOXBROOK SUBDIVISION UNIT 5 MapRef: VOL 9 PG 737 Abbreviated Description: Lot:48 Block:5 Subdivision:FOXBROOK SUBDIVISION UNIT 5 Map Ref:VOL 9 PG 737								
7	.29Mi.	**108 WHITE ROCK** **CIBOLO, TX 78108-4415**	12/19/2025			3650	/5/3.5	2017	8,712 SF	
		APN: 1G-3932-4004-01700-000 Document #: 202599031981 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 4 Subdivision: SARATOGA SUBDIVISION UNIT 4 MapRef: VOL 8 PG 444-445 Abbreviated Description: Lot:17 Block:4 Subdivision:SARATOGA SUBDIVISION UNIT 4 Map Ref:VOL 8 PG 444-445City/Muni/Twp:CIBOLO City/Muni/Twp: CIBOLO								
8	.12Mi.	**229 TERRAMAR** **CIBOLO, TX 78108-4503**	12/09/2025			2784	//	2020	9,583 SF	
		APN: 1G-3995-S118-00800-000 Document #: 202599030891 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 18 Subdivision: TURNING STONE Legal Unit: S1 MapRef: VOL 8 PG 776 Abbreviated Description: Lot:8 Block:18 Subdivision:TURNING STONE Legal Unit:S1 Map Ref:VOL 8 PG 776								
9	.15Mi.	**205 WEXFORD** **CIBOLO, TX 78108-4505**	12/08/2025			3421	/4/3.5	2019	8,712 SF	
		APN: 1G-3995-S117-03300-000 Document #: 202599030783 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 17 Subdivision: TURNING STONE Legal Unit: S1 MapRef: VOL 8 PG 776 Abbreviated Description: Lot:33 Block:17 Subdivision:TURNING STONE Legal Unit:S1 Map Ref:VOL 8 PG 776								
10	.11Mi.	**624 MINERALS WAY** **CIBOLO, TX 78108-4433**	11/25/2025			2890	/4/3	2018	10,454 SF	
		APN: 1G-3932-2003-03500-000 Document #: 202599029804 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: 3 Subdivision: SARATOGA SUBDIVISION Legal Unit: 2 MapRef: VOL 8 PG 718 Abbreviated Description: Lot:35 Block:3 Subdivision:SARATOGA SUBDIVISION Legal Unit:2 Map Ref:VOL 8 PG 718City/Muni/Twp:CIBOLO City/Muni/Twp: CIBOLO								
11	.09Mi.	**520 MINERALS WAY** **CIBOLO, TX 78108-4450**	10/02/2025			3650	//	2020	8,276 SF	
		APN: 1G-3932-2003-02800-000 Document #: 202599024888 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Subdivision: SARATOGA SUBDIVISION NO 2 MapRef: VOL 8 PG 718 Abbreviated Description: Lot:28 Block:3 Subdivision:SARATOGA SUBDIVISION NO 2 Map Ref:VOL 8 PG 718								
12	.31Mi.	**423 FIELD FOX** **CIBOLO, TX 78108-0520**	10/01/2025			2434	/4/3	2025	12,197 SF	
		APN: 1G-3892-5008-01000-000 Document #: 202599024696 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 8 Subdivision: FOXBROOK SUBDIVISION UNIT 5 MapRef: VOL 9 PG 737&738 Abbreviated Description: Lot:10 Block:8 Subdivision:FOXBROOK SUBDIVISION UNIT 5 Map Ref:VOL 9 PG 737&738								
13	.29Mi.	**124 WHITE ROCK**	09/03/2025			3248	/5/3.5	2016	9,583 SF	Yes

ICE SiteX Report

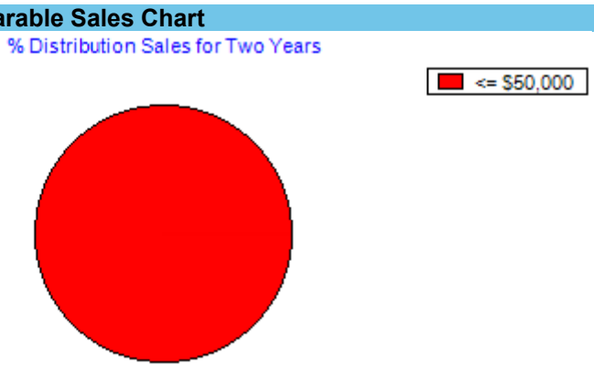
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CIBOLO, TX 78108-4415
APN: 1G-3932-4004-01400-000 Document #: 202599022235
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 4 Subdivision: SARATOGA SUBDIVISION UNIT 4 MapRef: VOL 8 PG 444&445 Abbreviated Description: Lot:14 Block:4
Subdivision:SARATOGA SUBDIVISION UNIT 4 Map Ref:VOL 8 PG 444&445City/Muni/Twp:CIBOLO City/Muni/Twp: CIBOLO

14	.24Mi.	**405 FOXTAIL CYN**	08/18/2025	2535	/5/3.5	2024	13,504 SF	

CIBOLO, TX 78108-0527
APN: 1G-3892-5005-06100-000 Document #: 202599020445
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 61 Block: 5 Subdivision: FOXBROOK SUBDIVISION UNIT 5 MapRef: VOL 9 PG 737&738 Abbreviated Description: Lot:61 Block:5
Subdivision:FOXBROOK SUBDIVISION UNIT 5 Map Ref:VOL 9 PG 737&738

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.	**208 TURNING STONE**	**07/14/2020**	$390,304	$390,304	2,282	/3/2	2019	8,276 SF	
.01Mi.	**212 TURNING STONE**	**09/20/2021**	$417,863	$417,863	2,469	/4/3	2019	8,276 SF	
.01Mi.	**204 TURNING STONE**	**07/20/2020**	$496,867	$496,867	3,070		2020	10,454 SF	Yes
.02Mi.	**216 TURNING STONE**	**04/28/2020**	$405,729	$405,729	2,337		2020	8,276 SF	
.03Mi.	**105 WATERFORD**	**10/18/2019**	$555,869	$555,869	3,454	/4/3.5	2019	14,375 SF	
.03Mi.	**220 TURNING STONE**	**04/23/2020**	$450,000	$450,000	2,663		2020	8,276 SF	
.03Mi.	**209 TURNING STONE**	**09/16/2021**	$472,818	$472,818	2,845		2020	8,712 SF	Yes
.04Mi.	**213 TURNING STONE**	**10/07/2020**	$445,373	$445,373	2,547		2020	7,405 SF	
.04Mi.	**109 WATERFORD**	**11/16/2022**	$451,332	$451,332	2,547	/3/2.5	2019	10,454 SF	
.04Mi.	**217 TURNING STONE**	**08/27/2020**	$479,403	$479,403	2,784		2020	7,405 SF	
.05Mi.	**224 TURNING STONE**	**04/14/2020**	$466,322	$466,322	2,337	/3/2.5	2019	8,276 SF	Yes
.05Mi.	**113 WATERFORD**	**04/09/2025**	$509,390	$509,390	3,070	/4/3.5	2018	8,276 SF	Yes
.05Mi.	**221 TURNING STONE**	**09/30/2020**	$523,448	$523,448	3,421		2020	7,405 SF	
.06Mi.	**225 TURNING STONE**	**04/15/2025**	$479,403	$479,403	2,784		2020	7,405 SF	
.06Mi.	**228 TURNING STONE**	**06/30/2023**	$452,038	$452,038	3,070	/5/3.5	2019	8,276 SF	
.06Mi.	**204 TERRAMAR**	**07/09/2020**	$491,737	$491,737	3,079		2020	8,712 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	36.8 years old	Households:	15,606
Median Household Income:	$108,980	Households w/Family:	82%
Household Income Per Capita:	$42,651	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	44%

School District

School District Zone:	Schertz-Cibolo-Universal City Independent School District	Students:	14,947
Number of Schools:	16	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.25Mi.	**Green Valley Elementary School**	B-	Public	PK - 4
Number of Students: 503				
Student-Teacher Ratio: 14.04				
2.15Mi.	**Dobie Junior High School**	B+	Public	7 - 8
Number of Students: 1,231				

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Student-Teacher Ratio: 17.23			
2.16Mi. **Steele High School** Number of Students: 2,793 Student-Teacher Ratio: 18.76 Advanced Placement: Yes	A-	Public	9 - 12
1.09Mi. **Sippel Elementary School** Number of Students: 641 Student-Teacher Ratio: 14.72	C	Public	PK - 4
0.74Mi. **Schlather Intermediate School** Number of Students: 724 Student-Teacher Ratio: 14.96	B	Public	5 - 6

Flood Report

The Subject Property of **208 TURNING STONE, CIBOLO, TX 78108-4452** 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	62%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	46%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	29%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	37%	SIGNIFICANTLY LOWER

Disaster Alerts

7/2/2025 - Severe Storm, Flooding

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