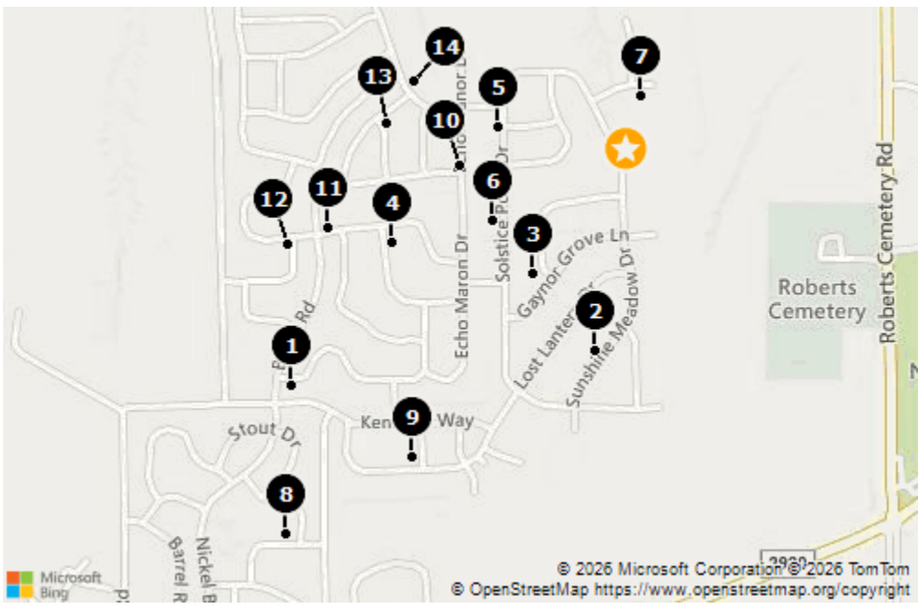
ICE SiteX Report

OrderID: 98722846

SiteX Property Information Report



Subject Property Location

21126 SUNSHINE MEADOW DR, HOCKLEY, TX 77447-2116

County:	**HARRIS TX**	Census Tract:	482015560.004000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1440370020010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$303,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$284,820 - $321,180	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	003 041 042 043
Assd Land Value:	$53,934	Market Land Value:	$53,934	Tax Year:	2024
Assd Improvement:	$276,173	Market Improvment Value:	$276,173	Total Taxable Value:	$2,761
Total Assessed Value:	$330,107	Total Assessor Market Value:	$330,107	Delinquent Year:	
				Tax Account ID:	144-037-002-0010
				Homeowner's Exemption:	
				Tax Exemptions:	DV

Assessment Legal Description

Lot: 10 Block: 2 Section: 7
Abbreviated Description: LT 10 BLK 2 BAUER LANDING SEC 7

Property Characteristics

Lot Size:	6,599 SF	Bedrooms:	4	Pool:	
Building Area:	2152 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	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

Prior Transfer

Recording Date:	04/02/2026	Sales Price:	$359,900
Document #:	2026-125627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2025	Sales Price:	N/A
Document #:	2025-138015 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/14/2025		
Document Type:			

Legal Description:
Lot: 10 Block: 2 Subdivision: BAUER LANDING Legal Unit: 7 Map Ref: MF 691167

Mortgage Record

Recording Date:	08/02/2023	Loan Amount:	N/A
Document #:	2023-292156 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Lot: 10 Block: 2 Section: 7 Subdivision: BAUER LANDING

Prior Transfer

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

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 10 Block: 2 Section: 7
Abbreviated Description: LT 10 BLK 2 BAUER LANDING SEC 7

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,377 SF	Median # of Baths	2
Median Living Area	1,748 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	4 years to 11 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**22619 GUNCOTTON AVE** **HOCKLEY, TX 77447-2521**	10/19/2026			1416	6/3/2	2016	5,515 SF	
		APN: 1372280010002 Document #: 2026-422202 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Section: 3 Subdivision: BAUER LANDING MapRef: MF 676338 Abbreviated Description: Lot:2 Block:1 Section:3 Subdivision:BAUER LANDING Map Ref:MF 676338								
2	.29Mi.	**20739 SUNSHINE MEADOW DR** **HOCKLEY, TX 77447-2112**	10/01/2026			1596	5/3/2	2021	4,996 SF	
		APN: 1440370140032 Document #: 2026-397854 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 14 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:32 Block:14 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
3	.22Mi.	**20907 CAPULIN LAKES DR** **HOCKLEY, TX 77447-2148**	08/25/2026			1542	6/3/2	2021	7,514 SF	
		APN: 1440370110039 Document #: 2026-344890 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 39 Block: 11 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:39 Block:11 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
4	.4Mi.	**20914 MOUNT BAUER DR** **HOCKLEY, TX 77447-3096**	08/18/2026			2405	8/4/2	2018	6,547 SF	
		APN: 1377590040002 Document #: 2026-335318 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Section: 4 Subdivision: BAUER LANDING MapRef: MF 678942 Abbreviated Description: Lot:2 Block:4 Section:4 Subdivision:BAUER LANDING Map Ref:MF 678942								
5	.19Mi.	**21219 SOLSTICE POINT DR** **HOCKLEY, TX 77447-2139**	07/31/2026			1884	5/3/2	2021	8,098 SF	
		APN: 1440370070021 Document #: 2026-310166 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 7 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:21 Block:7 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
6	.21Mi.	**21015 SOLSTICE POINT DR** **HOCKLEY, TX 77447-2135**	07/29/2026			1611	7/3/2	2020	6,072 SF	
		APN: 1440370070010 Document #: 2026-306133 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Subdivision: BAUER LANDING SEC7 MapRef: MF 691167 Abbreviated Description: Lot:10 Block:7 Subdivision:BAUER LANDING SEC7 Map Ref:MF 691167								
7	.08Mi.	**21907 GALLAGHER PINES LN** **HOCKLEY, TX 77447-2131**	07/21/2026			2659	9/5/2	2021	4,948 SF	
		APN: 1440370020002 Document #: 2026-292034 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:2 Block:2 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
8	.72Mi.	**22622 AUGUST CROW DR** **HOCKLEY, TX 77447-2000**	07/09/2026			1552	6/3/2	2015	6,207 SF	
		APN: 1355480080009 Document #: 2026-274986 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 8 Section: 1 Subdivision: BAUER LANDING SEC 1 MapRef: MF 665079 Abbreviated Description: Lot:9 Block:8 Section:1 Subdivision:BAUER LANDING SEC 1 Map Ref:MF 665079								
9	.53Mi.	**20607 BAUER GULCH DR** **HOCKLEY, TX 77447-2079**	07/07/2026			1451	5/3/2	2022	5,175 SF	
		APN: 1414320040005 Document #: 2026-269902 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: BAUER LANDING Phase No: 8 MapRef: MF 691726 Abbreviated Description: Lot:5 Block:4 Subdivision:BAUER LANDING Phase No:8 Map Ref:MF 691726								
10	.35Mi.	**20807 ECHO MANOR DR** **HOCKLEY, TX 77447-3083**	06/26/2026			2141	7/3/2	2017	5,998 SF	
		APN: 1377590050015 Document #: 2026-255247 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Section: 4 Subdivision: BAUER LANDING MapRef: MF 678942 Abbreviated Description: Lot:15 Block:5 Section:4 Subdivision:BAUER LANDING Map Ref:MF 678942								
11	.43Mi.	**22530 THREEFOLD RIDGE DR** **HOCKLEY, TX 77447-3062**	06/02/2026			1576	6/3/2	2018	8,259 SF	
		APN: 1377590010001 Document #: 2026-217788 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: 4 Subdivision: BAUER LANDING Phase No: 4 MapRef: MF 678942 Abbreviated Description: Lot:1 Block:1 Section:4 Subdivision:BAUER LANDING Phase No:4 Map Ref:MF 678942								
12	.5Mi.	**22703 THREEFOLD RIDGE DR** **HOCKLEY, TX 77447-3049**	05/28/2026			2413	6/3/2	2016	8,690 SF	
		APN: 1372280040010 Document #: 2026-208139								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Section: 3 Subdivision: BAUER LANDING MapRef: MF 676338 Abbreviated Description: Lot:10 Block:4 Section:3 Subdivision:BAUER LANDING Map Ref:MF 676338

13	.33Mi.	**21226 INDIGO ROBIN DR HOCKLEY, TX 77447-3144**	05/14/2026	2048	6/3/2	2018	13,051 SF

APN: 1397710040007 Document #: 2026-189453
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Section: 6 Subdivision: BAUER LANDING MapRef: MF 684961 Abbreviated Description: Lot:7 Block:4 Section:6 Subdivision:BAUER LANDING Map Ref:MF 684961

14	.31Mi.	**21310 TIMBERLAND FIELD DR HOCKLEY, TX 77447-2526**	05/04/2026	2064	7/4/2	2019	7,645 SF

APN: 1397710020001 Document #: 2026-173230
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: BAUER LANDING SEC 6 MapRef: MF 684961 Abbreviated Description: Lot:1 Block:2 Subdivision:BAUER LANDING SEC 6 Map Ref:MF 684961

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.	**21126 SUNSHINE MEADOW DR**		$330,107	$330,107	2,152	6/4/2	2022	6,599 SF	
.01Mi.	**21202 SUNSHINE MEADOW DR**		$377,000	$377,000	2,938	8/4/3	2022	6,599 SF	
.01Mi.	**21122 SUNSHINE MEADOW DR**		$284,537	$284,537	1,850	5/3/2	2022	7,510 SF	
.02Mi.	**21206 SUNSHINE MEADOW DR**		$301,281	$301,281	1,850	5/3/2	2022	6,599 SF	
.03Mi.	**21118 SUNSHINE MEADOW DR**		$332,264	$332,264	2,152	6/4/2	2022	9,021 SF	
.03Mi.	**21203 SUNSHINE MEADOW DR**		$370,700	$370,700	2,595	8/4/3	2022	7,057 SF	
.03Mi.	**21123 SUNSHINE MEADOW DR**		$331,620	$331,620	2,152	7/4/2	2022	8,298 SF	
.03Mi.	**21210 SUNSHINE MEADOW DR**		$386,671	$386,671	2,595	8/4/3	2022	6,599 SF	
.04Mi.	**21119 SUNSHINE MEADOW DR**		$397,856	$397,856	2,938	8/4/3	2022	11,657 SF	
.04Mi.	**21207 SUNSHINE MEADOW DR**		$317,724	$317,724	1,850	6/3/2	2022	6,599 SF	Yes
.05Mi.	**21110 SUNSHINE MEADOW DR**		$222,949	$222,949	1,350	5/3/2	2021	8,259 SF	
.05Mi.	**21211 SUNSHINE MEADOW DR**		$393,353	$393,353	2,938	9/4/3	2022	6,599 SF	
.05Mi.	**21214 SUNSHINE MEADOW DR**		$301,281	$301,281	1,850	5/3/2	2022	6,599 SF	
.05Mi.	**22002 BUFFALO BRAUN DR**		$237,774	$237,774	1,573	5/3/2	2021	7,248 SF	
.05Mi.	**21215 SUNSHINE MEADOW DR**		$331,670	$331,670	2,152	6/4/2	2022	6,599 SF	
.05Mi.	**21106 SUNSHINE MEADOW DR**		$252,700	$252,700	1,576	6/3/2	2021	6,299 SF	

Rent vs. Own

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

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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
9.03Mi.	**Schultz Junior High School** Number of Students: 1,194 Student-Teacher Ratio: 15.44	C+	Public	6 - 8
8.61Mi.	**Waller High School** Number of Students: 2,995 Student-Teacher Ratio: 17.03 Advanced Placement: Yes	C-	Public	9 - 12
4.83Mi.	**E. Turlington Elementary School** Number of Students: 715 Student-Teacher Ratio: 15.01	B-	Public	PK - 5

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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