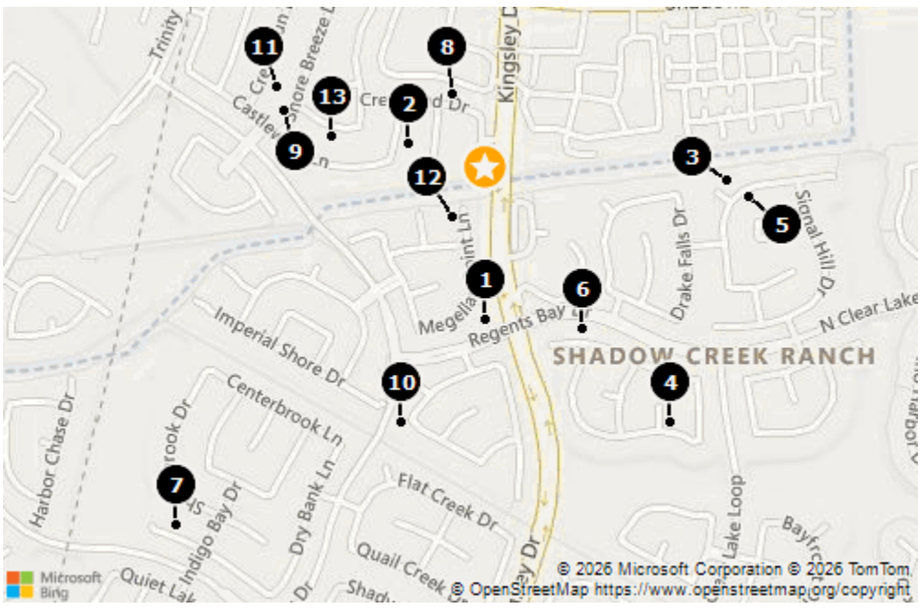
ICE SiteX Report

OrderID: 98387989

SiteX Property Information Report



Subject Property Location

2115 BREEZEWAY LN, PEARLAND, TX 77584-3633

County:	**BRAZORIA TX**	Census Tract:	480396606.051003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7502-3221-040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$315,950 - $394,050	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CPL GBC M11 RDB
Assd Land Value:	$44,650	Market Land Value:	$44,650	Tax Year:	2024
Assd Improvement:	$308,950	Market Improvment Value:	$308,950	Total Taxable Value:	$6,283
Total Assessed Value:	$353,600	Total Assessor Market Value:	$353,600	Delinquent Year:	
				Tax Account ID:	R561297
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 40 Block: 1 Subdivision: SHADOW CREEK RANCH SF1-SF2-SF3-SF4-SF5-S

Abbreviated Description:	SHADOW CREEK RANCH SF-32B, BLOCK 1, LOT 40
City/Muni/Twp:	PEARLAND

Property Characteristics

Lot Size:	7,562 SF	Bedrooms:		Pool:	
Building Area:	2284 SF	Baths:	3	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	2	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:	03/25/2025	Sales Price:	N/A
Document #:	2025013275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/21/2025		
Document Type:			

Legal Description:
Lot: 40 Block: 1 Section: 32B Subdivision: SHADOW CREEK RANCH

Prior Transfer

Recording Date:	03/21/2025	Sales Price:	N/A
Document #:	BK-PG 2025 -13275	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 40 Block: 1 Subdivision: SHADOW CREEK RANCH SF1-SF2-SF3-SF4-SF5-S
Abbreviated Description: SHADOW CREEK RANCH SF-32B, BLOCK 1, LOT 40
City/Muni/Twp: PEARLAND

Mortgage Record

Recording Date:	03/14/2024	Loan Amount:	N/A
Document #:	2024010708 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
Lot: 40 Block: 1 Subdivision: SHADOW CREEK RANCH SF 32B

ICE SiteX Report

OrderID: 98387989

Prior Transfer

Recording Date:	10/21/2005	Sales Price:	N/A
Document #:	05-060379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/14/2005		
Document Type:			

Legal Description:
Lot: 40 Block: 1 Subdivision: FINAL PLAT OF SHADOW CREEK RANCH SF-32B Map Ref: MB24 PG259

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,337 SF	Median # of Baths	1
Median Living Area	2,881 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	16 years to 22 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**2231 MEGELLAN POINT LN** **PEARLAND, TX 77584-6700**	08/05/2026			2059	//1	2005	9,544 SF	
		APN: 7502-3401-044 Document #: 2026038765 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: 1 Subdivision: SHADOW CREEK RANCH SF 34 MapRef: VOL 24 PG 268 Abbreviated Description: Lot:44 Block:1 Subdivision:SHADOW CREEK RANCH SF 34 Map Ref:VOL 24 PG 268								
2	.11Mi.	**2111 SAILWIND DR** **PEARLAND, TX 77584-3631**	08/04/2026			1967	//1	2005	6,164 SF	
		APN: 7502-3221-007 Document #: 2026038365 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: SHADOW CREEK RANCH SF 32B MapRef: VOL 24 PG 261-262 Abbreviated Description: Lot:7 Block:1 Subdivision:SHADOW CREEK RANCH SF 32B Map Ref:VOL 24 PG 261-262								
3	.34Mi.	**2103 WINEBROOK CT** **PEARLAND, TX 77584-1678**	06/17/2026			3469	//3	2006	12,001 SF	Yes
		APN: 7502-2022-008 Document #: 2026029516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: SHADOW CREEK RANCH MapRef: VOL 24 PG 90 Abbreviated Description: Lot:8 Block:2 Subdivision:SHADOW CREEK RANCH Map Ref:VOL 24 PG 90								
4	.45Mi.	**2307 SHORT SPRINGS CT** **PEARLAND, TX 77584-8009**	06/16/2026			2881	//3	2004	10,184 SF	
		APN: 7502-2413-012 Document #: 2026029299 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: SHADOW CREEK RANCH SF 24A MapRef: VOL 24 PG 92 Abbreviated Description: Lot:12 Block:3 Subdivision:SHADOW CREEK RANCH SF 24A Map Ref:VOL 24 PG 92								
5	.38Mi.	**12404 WINEBROOK DR** **PEARLAND, TX 77584-1681**	01/20/2026			3337	//4	2010	8,337 SF	
		APN: 7502-2023-021 Document #: 2026002513 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 3 Subdivision: SHADOW CREEK RANCH MapRef: MB 24 PG 90 Abbreviated Description: Lot:21 Block:3 Subdivision:SHADOW CREEK RANCH Map Ref:MB 24 PG 90								
6	.27Mi.	**12619 BETHANY BAY DR** **PEARLAND, TX 77584-7867**	12/23/2025			2121	//1	2005	8,377 SF	
		APN: 7502-2411-047 Document #: 2025061675 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 1 Subdivision: SHADOW CREEK RANCH MapRef: VOL 24 PG 92-93 Abbreviated Description: Lot:47 Block:1 Subdivision:SHADOW CREEK RANCH Map Ref:VOL 24 PG 92-93City/Muni/Twp:PEARLAND City/Muni/Twp: PEARLAND								
7	.67Mi.	**13207 HAMPTON BAY DR** **PEARLAND, TX 77584-2539**	11/03/2025			3582	//4	2005	8,477 SF	
		APN: 7502-3601-050 Document #: 2025053113 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 50 Block: 1 Subdivision: SHADOW CREEK RANCH SF 36 MapRef: VOL 24 PG 302&303 Abbreviated Description: Lot:50 Block:1 Subdivision:SHADOW CREEK RANCH SF 36 Map Ref:VOL 24 PG 302&303								
8	.11Mi.	**12809 CRESTWIND DR** **PEARLAND, TX 77584-3626**	09/18/2025			1930	//1	2005	6,164 SF	
		APN: 7502-3224-029 Document #: 2025045060 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 4 Subdivision: SHADOW CREEK RANCH SF 32-B MapRef: VOL 24 PG 261 Abbreviated Description: Lot:29 Block:4 Subdivision:SHADOW CREEK RANCH SF 32-B Map Ref:VOL 24 PG 261								
9	.3Mi.	**2042 SHORE BREEZE DR** **PEARLAND, TX 77584-1792**	09/04/2025			1903	//1	2007	6,334 SF	
		APN: 7502-3214-003 Document #: 2025042575 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 MapRef: VOL 24 PG 259 Abbreviated Description: Lot:3 Block:4 Map Ref:VOL 24 PG 259City/Muni/Twp:SHADOW CREEK RANCH SF-32A City/Muni/Twp: SHADOW CREEK RANCH SF-32A								
10	.38Mi.	**2332 SHADOW FALLS LN** **PEARLAND, TX 77584-3410**	08/18/2025			3498	//3	2006	11,443 SF	Yes
		APN: 7502-3701-047 Document #: 2025039429 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 1 Subdivision: SHADOW CREEK RANCH SF-37 MapRef: VOL 24 PG 263 Abbreviated Description: Lot:47 Block:1 Subdivision:SHADOW CREEK RANCH SF-37 Map Ref:VOL 24 PG 263								
11	.32Mi.	**2023 CREEK RUN DR** **PEARLAND, TX 77584-6725**	08/07/2025			3094	//3	2006	5,937 SF	
		APN: 7502-3102-005 Document #: 2025037762 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98387989

Legal: Lot: 5 Block: 2 Subdivision: SHADOW CREEK RANCH SF 31 MapRef: PL 20040198 Abbreviated Description: Lot:5 Block:2 Subdivision:SHADOW CREEK RANCH SF 31 Map Ref:PL 20040198

12	.08Mi.	**2202 MEGELLAN POINT LN** **PEARLAND, TX 77584-6703**	07/25/2025	3033	//1	2006	8,316 SF

APN: 7502-3401-028 Document #: 2025035383
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 1 Subdivision: SHADOW CREEK RANCH MapRef: VOL 24 PG 268 Abbreviated Description: Lot:28 Block:1 Subdivision:SHADOW CREEK RANCH Map Ref:VOL 24 PG 268

13	.22Mi.	**13012 BALSAM BREEZE LN** **PEARLAND, TX 77584-6789**	07/07/2025	1741	//1	2006	6,338 SF

APN: 7502-3212-020 Document #: 2025032032
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2 Subdivision: SHADOW CREEK RANCH SF-32A MapRef: VOL 24 PG 259-260 Abbreviated Description: Lot:20 Block:2 Subdivision:SHADOW CREEK RANCH SF-32A Map Ref:VOL 24 PG 259-260

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.	**2115 BREEZEWAY LN**	**03/21/2025**	$353,600	$353,600	2,284	//3	2005	7,562 SF	
.03Mi.	**2109 BREEZEWAY LN**	**05/06/2020**	$398,260	$398,260	2,769	//3	2008	5,942 SF	
.04Mi.	**2112 BREEZEWAY LN**	**09/11/2014**	$362,000	$362,000	2,655	//3	2007	5,963 SF	
.04Mi.	**2114 BREEZEWAY LN**	**01/31/2012**	$383,760	$383,760	2,705	//3	2006	6,255 SF	
.04Mi.	**2110 BREEZEWAY LN**	**03/31/2008**	$353,090	$353,090	2,356	//3	2005	6,181 SF	
.05Mi.	**2108 BREEZEWAY LN**	**05/26/2009**	$320,650	$320,650	1,882	//1	2005	6,116 SF	
.05Mi.	**2107 BREEZEWAY LN**	**02/28/2025**	$322,910	$322,910	1,967	//1	2006	5,863 SF	
.05Mi.	**2106 BREEZEWAY LN**	**06/15/2021**	$365,710	$365,710	2,455	//3	2005	6,116 SF	
.06Mi.	**2201 MEGELLAN POINT LN**	**05/08/2015**	$337,000	$337,000	2,281	//1	2007	8,607 SF	
.06Mi.	**2113 CRESTWIND CT**	**02/27/2007**	$360,390	$360,390	2,520	//3	2006	5,746 SF	
.06Mi.	**2115 CRESTWIND CT**	**03/29/2007**	$349,520	$349,520	2,642	//3	2006	5,902 SF	
.06Mi.	**2117 CRESTWIND CT**	**11/22/2021**	$372,850	$372,850	2,218	//4	2005	9,052 SF	
.06Mi.	**2111 CRESTWIND CT**	**04/12/2007**	$367,800	$367,800	2,653	//3	2006	5,942 SF	
.06Mi.	**2104 BREEZEWAY LN**	**10/03/2006**	$316,320	$316,320	1,843	//1	2005	6,090 SF	
.06Mi.	**2105 BREEZEWAY LN**	**01/31/2023**	$313,540	$313,540	1,882	//1	2006	5,994 SF	
.06Mi.	**2109 CRESTWIND CT**	**10/31/2012**	$379,840	$377,884	2,769	//3	2006	6,103 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.3 years old	Households:	34,420
Median Household Income:	$112,712	Households w/Family:	75%
Household Income Per Capita:	$48,237	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Alvin Independent School District	Students:	30,038
Number of Schools:	37	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.70Mi.	**Manvel High School**	B	Public	9 - 12

Number of Students: 2,238
Student-Teacher Ratio: 15.42
Advanced Placement: Yes

ICE SiteX Report

OrderID: 98387989

0.17Mi. **Laura Ingalls Wilder Elementary School** Number of Students: 678 Student-Teacher Ratio: 14.66		A	Public	PK - 5
1.31Mi. **Nolan Ryan Junior High School** Number of Students: 777 Student-Teacher Ratio: 16.25		A	Public	6 - 8

Flood Report

The Subject Property of **2115 BREEZEWAY LN, PEARLAND, TX 77584-3633** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	79%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	58%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.