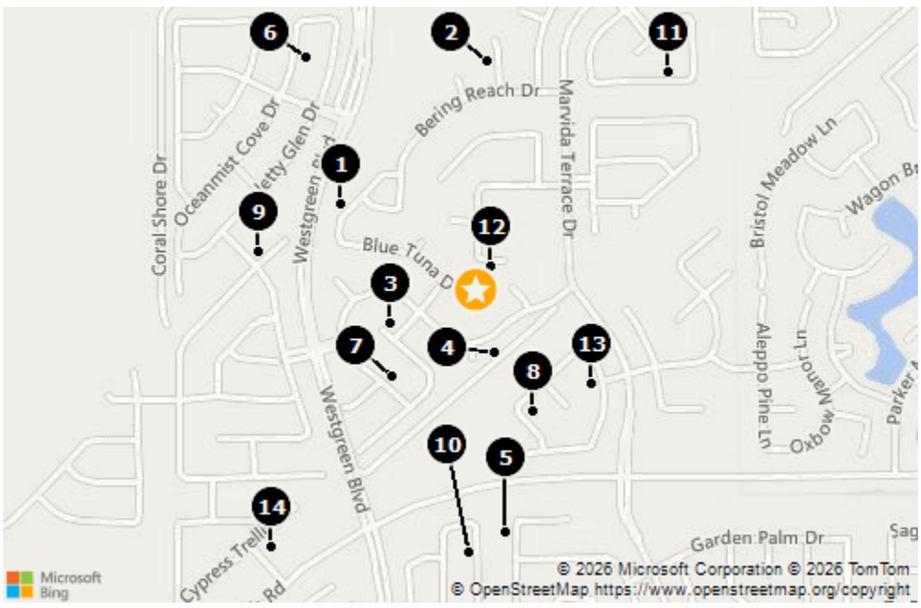
# ICE SiteX Report

**OrderID: 97775124**

## SiteX Property Information Report




## Subject Property Location

### 21310 BLUE TUNA DR, CYPRESS, TX 77433-3276

| | | | |
|---|---|---|---|
| County: | **HARRIS TX** | Census Tract: | 482015430.051052 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 1446950020042 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$347,000** | FSD: | 7 | Common Confidence Score: | 79 |
| Value Range: | $322,710 - $371,290 | ICE Confidence Score: | 93 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 004 041 042 043 |
| Assd Land Value: | $89,676 | Market Land Value: | $89,676 | Tax Year: | 2024 |
| Assd Improvement: | $257,021 | Market Improvment Value: | $257,021 | Total Taxable Value: | $2,662 |
| Total Assessed Value: | $346,697 | Total Assessor Market Value: | $346,697 | Delinquent Year: | |
| | | | | Tax Account ID: | 144-695-002-0042 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 42 Block: 2 Section: 5
Abbreviated Description: LT 42 BLK 2 MARVIDA SEC 5

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,177 SF | Bedrooms: | 4 | Pool: | |
| Building Area: | 1946 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2022 | 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

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/11/2026 | Sales Price: | $9,340 |
| Document #: | 2026-231803 BK-PG - | Type of Sale: | Sold for Taxes |
| Contract Date: | 05/05/2026 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 42 Block: 2 Subdivision: MARVIDA SEC 5 Map Ref: MF 695621

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/21/2025 | Loan Amount: | N/A |
| Document #: | 2025-417226 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 02/01/2053 | Type Finance: | |

**Legal Description:**
Lot: 42 Block: 2 Subdivision: MARVIDA SEC5
City/Muni/Twp: CYPRESS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/15/2023 | Sales Price: | N/A |
| Document #: | 2023-051674 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 01/30/2023 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 42 Block: 2 Subdivision: MARVIDA SEC 5 Map Ref: MF 695621

# ICE SiteX Report

**OrderID: 97775124**

## Prior Transfer

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

**Legal Description:**
Lot: 42 Block: 2 Section: 5
Abbreviated Description: LT 42 BLK 2 MARVIDA SEC 5

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 4 |
| Median Lot Size | 6,351 SF | Median # of Baths | 3 |
| Median Living Area | 2,507 SF | Median Year Built | 2023 |
| Price Range - 2 Yrs | | Age Range | 1 years to 4 years |
| Median Value | | Median Age | 3 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .22Mi. | **8431 MANTA RAY CIR**<br>**CYPRESS, TX 77433-3228** | 04/15/2026 | | | 1497 | 6/3/2 | 2022 | 6,351 SF | |
| | | APN: 1446950010016 Document #: 2026-143551<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Block: 1 Subdivision: MARVIDA SEC 5 MapRef: MF 695621 Abbreviated Description: Lot:16 Block:1 Subdivision:MARVIDA SEC 5 Map Ref:MF 695621 | | | | | | | | |
| 2 | .32Mi. | **8615 HERRING LN**<br>**CYPRESS, TX 77433-3191** | 03/25/2026 | | | 2196 | 7/4/3 | 2022 | 13,064 SF | |
| | | APN: 1446940010013 Document #: 2026-110910<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 1 Subdivision: MARVIDA SEC 4 MapRef: MF 695618 Abbreviated Description: Lot:13 Block:1 Subdivision:MARVIDA SEC 4 Map Ref:MF 695618 | | | | | | | | |
| 3 | .13Mi. | **21406 TROPISEA DR**<br>**CYPRESS, TX 77433-3438** | 03/25/2026 | | | 2415 | 7/4/3 | 2023 | 6,721 SF | |
| | | APN: 1448970030040 Document #: 2026-110921<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 40 Block: 3 Section: 6 Subdivision: MARVIDA MapRef: MF 695903 Abbreviated Description: Lot:40 Block:3 Section:6 Subdivision:MARVIDA Map Ref:MF 695903City/Muni/Twp:CYPRESS City/Muni/Twp: CYPRESS | | | | | | | | |
| 4 | .09Mi. | **8402 VENICE SHORE DR**<br>**CYPRESS, TX 77433-3278** | 03/17/2026 | | | 3478 | 8/4/3 | 2023 | 7,919 SF | |
| | | APN: 1448980030013 Document #: 2026-99754<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 3 Section: 7 Subdivision: MARVIDA MapRef: MF 695906 Abbreviated Description: Lot:13 Block:3 Section:7 Subdivision:MARVIDA Map Ref:MF 695906City/Muni/Twp:CYPRESS City/Muni/Twp: CYPRESS | | | | | | | | |
| 5 | .34Mi. | **8015 DRIFTWOOD BAY DR**<br>**CYPRESS, TX 77433-6353** | 03/17/2026 | | | 3476 | 9/5/4 | 2023 | 6,351 SF | |
| | | APN: 1460660010037 Document #: 2026-99440<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 37 Block: 1 Section: 14 Subdivision: MARVIDA MapRef: MF 699681 Abbreviated Description: Lot:37 Block:1 Section:14 Subdivision:MARVIDA Map Ref:MF 699681 | | | | | | | | |
| 6 | .4Mi. | **8622 OCEANMIST COVE DR**<br>**CYPRESS, TX 77433-7573** | 02/20/2026 | | | 2736 | 9/4/2 | 2023 | 6,125 SF | |
| | | APN: 1465070020015 Document #: 2026-64618<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Block: 2 Subdivision: MARVIDA SEC 23 MapRef: MF 701312 Abbreviated Description: Lot:15 Block:2 Subdivision:MARVIDA SEC 23 Map Ref:MF 701312 | | | | | | | | |
| 7 | .17Mi. | **21322 MONTERRICO BAY DR**<br>**CYPRESS, TX 77433-3405** | 02/11/2026 | | | 2787 | 10/5/3 | 2022 | 5,401 SF | |
| | | APN: 1448970030020 Document #: 2026-52217<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: 3 Subdivision: MARVIDA Legal Unit: 6 MapRef: MF 695903 Abbreviated Description: Lot:20 Block:3 Subdivision:MARVIDA Legal Unit:6 Map Ref:MF 695903 | | | | | | | | |
| 8 | .19Mi. | **8126 COCO BLUFF DR**<br>**CYPRESS, TX 77433-7596** | 02/10/2026 | | | 1880 | 7/3/2 | 2023 | 4,800 SF | |
| | | APN: 1460630020028 Document #: 2026-49708<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Block: 2 Subdivision: MARVIDA SEC 9 MapRef: MF 699374 Abbreviated Description: Lot:28 Block:2 Subdivision:MARVIDA SEC 9 Map Ref:MF 699374 | | | | | | | | |
| 9 | .31Mi. | **8407 BLUE SHELL LN**<br>**CYPRESS, TX 77433-4875** | 12/29/2025 | | | 2360 | 9/5/3 | 2023 | 5,083 SF | |
| | | APN: 1453690010002 Document #: 2025-509368<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 1 Subdivision: MARVIDA SEC 11 MapRef: MF 696216 Abbreviated Description: Lot:2 Block:1 Subdivision:MARVIDA SEC 11 Map Ref:MF 696216 | | | | | | | | |
| 10 | .37Mi. | **8007 CYPRESS COUNTRY DR**<br>**CYPRESS, TX 77433-0363** | 12/29/2025 | | | 2357 | 7/4/3 | 2023 | 3,598 SF | |
| | | APN: 1463960050011 Document #: 2025-509371<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 5 Subdivision: CYPRESS OAKS NORTH MapRef: MF 700891 Abbreviated Description: Lot:11 Block:5 Subdivision:CYPRESS OAKS NORTH Map Ref:MF 700891 | | | | | | | | |
| 11 | .41Mi. | **21114 FLOWERHORN DR**<br>**CYPRESS, TX 77433-3613** | 11/26/2025 | | | 2731 | 10/4/3 | 2024 | 7,758 SF | |
| | | APN: 1446770020014 Document #: 2025-469678<br>Document Type: Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 97775124**

Legal: Lot: 14 Block: 2 Subdivision: MARVIDA SEC 2 MapRef: MF 695576 Abbreviated Description: Lot:14 Block:2 Subdivision:MARVIDA SEC 2 Map Ref:MF 695576

12 .03Mi. **21215 BROOK TIDE LN** 10/23/2025 2599 8/4/4 2024 11,918 SF
**CYPRESS, TX 77433-8387**
APN: 1464140010034 Document #: 2025-420639
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 1 Subdivision: MARVIDA SECTION 22 MapRef: MF 700950 Abbreviated Description: Lot:34 Block:1 Subdivision:MARVIDA SECTION 22 Map Ref:MF 700950

13 .21Mi. **8203 LEISURE POINT DR** 10/22/2025 2602 7/4/2 2025 7,013 SF
**CYPRESS, TX 77433-8910**
APN: 1460630020009 Document #: 2025-418935
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: MARVIDA SECTION 9 MapRef: MF 699374 Abbreviated Description: Lot:9 Block:2 Subdivision:MARVIDA SECTION 9 Map Ref:MF 699374

14 .45Mi. **21539 CYPRESS TRELLIS DR** 10/09/2025 1630 6/4/2 2024 4,321 SF
**CYPRESS, TX 77433-0366**
APN: 1463960020022 Document #: 2025-401525
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Subdivision: CYPRESS OAKS NORTH MapRef: MF 700891 Abbreviated Description: Lot:22 Block:2 Subdivision:CYPRESS OAKS NORTH Map Ref:MF 700891

## 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. | **21310 BLUE TUNA DR** | | $346,697 | $346,697 | 1,946 | 7/4/2 | 2022 | 6,177 SF | |
| .01Mi. | **21314 BLUE TUNA DR** | | $352,037 | $352,037 | 2,012 | 6/3/2 | 2022 | 7,100 SF | |
| .01Mi. | **21306 BLUE TUNA DR** | | $305,000 | $305,000 | 1,485 | 6/3/2 | 2022 | 9,683 SF | |
| .02Mi. | **21318 BLUE TUNA DR** | | $386,749 | $386,749 | 2,312 | 7/4/3 | 2022 | 7,231 SF | |
| .03Mi. | **21215 BROOK TIDE LN** | | $344,288 | $344,288 | 2,599 | 8/4/4 | 2024 | 11,918 SF | |
| .03Mi. | **21302 BLUE TUNA DR** | | $441,826 | $441,826 | 3,044 | 6/3/2 | 2022 | 12,632 SF | |
| .03Mi. | **21322 BLUE TUNA DR** | | $411,978 | $411,978 | 2,894 | 7/4/3 | 2022 | 7,340 SF | |
| .03Mi. | **21311 NEWPORT GLEN LN** | | $481,117 | $481,117 | 3,478 | 9/4/3 | 2022 | 12,266 SF | |
| .04Mi. | **21303 BLUE TUNA DR** | | $366,497 | $366,497 | 2,084 | 6/3/2 | 2022 | 9,805 SF | |
| .04Mi. | **21215 BROOK TIDE LN** | | | | 2,599 | 8/4/4 | 2024 | 11,918 SF | |
| .04Mi. | **21211 BROOK TIDE LN** | | $511,676 | $511,676 | 2,463 | 7/3/2 | 2023 | 11,199 SF | |
| .04Mi. | **21315 BLUE TUNA DR** | | $330,249 | $330,249 | 1,811 | 6/3/2 | 2022 | 6,116 SF | |
| .04Mi. | **21311 BLUE TUNA DR** | | $417,866 | $417,866 | 2,900 | 8/5/3 | 2022 | 6,011 SF | |
| .04Mi. | **21326 BLUE TUNA DR** | | $396,869 | $396,869 | 2,712 | 7/4/3 | 2022 | 8,080 SF | |
| .04Mi. | **21307 BLUE TUNA DR** | | $434,541 | $434,541 | 3,073 | 10/4/3 | 2022 | 8,538 SF | |
| .04Mi. | **21319 BLUE TUNA DR** | | $323,290 | $323,290 | 1,936 | 7/4/2 | 2022 | 6,120 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

# ICE SiteX Report

**OrderID: 97775124**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## Disaster Alerts

7/5/2024 - urricane Beryl

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