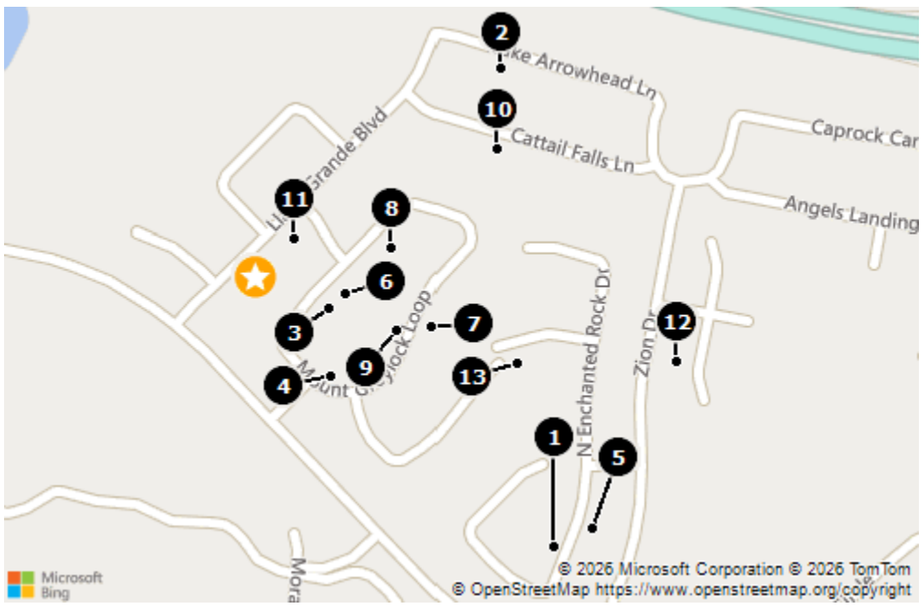
ICE SiteX Report

OrderID: 98722874

SiteX Property Information Report



Subject Property Location

21471 LLANO GRANDE BLVD, PORTER, TX 77365-7290

County:	**MONTGOMERY TX**	Census Tract:	483396923.012002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5829-03-02000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$490,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$416,500 - $563,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F06,GMO,HM1,JNH
Assd Land Value:	$58,000	Market Land Value:	$58,000	Tax Year:	2025
Assd Improvement:	$423,427	Market Improvment Value:	$423,427	Total Taxable Value:	$12,889
Total Assessed Value:	$481,427	Total Assessor Market Value:	$481,427	Delinquent Year:	
				Tax Account ID:	R517781
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: 1 Subdivision: THE HIGHLANDS 03

Abbreviated Description:	S582903 - THE HIGHLANDS 03, BLOCK 1, LOT 20
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	4,413 SF	Bedrooms:		Pool:	
Building Area:	3010 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
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:	08/17/2026	Sales Price:	$387,514
Document #:	2026088040 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2024	Loan Amount:	N/A
Document #:	2024065832 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:

Lot: 20 Block: 1 Subdivision: THE HIGHLANDS SECTION THREE

Prior Transfer

Recording Date:	07/02/2024	Sales Price:	N/A
Document #:	2024065831 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2024		
Document Type:			

Legal Description:

Lot: 20 Block: 1 Subdivision: THE HIGHLANDS SECTION THREE Map Ref: CAB Z SH 7465

Prior Transfer

Recording Date:	06/28/2024	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722874

Document #:	2024065831 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 1 Subdivision: THE HIGHLANDS 03
Abbreviated Description: S582903 - THE HIGHLANDS 03, BLOCK 1, LOT 20
City/Muni/Twp: UNINCORPORATED AREA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,487 SF	Median # of Baths	3
Median Living Area	2,151 SF	Median Year Built	2022
Price Range - 2 Yrs		Age Range	2 years to 5 years
Median Value		Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**21824 S ENCHANTED ROCK DR PORTER, TX 77365-7281**	05/29/2026			2497	//3	2022	6,646 SF	
		APN: 5829-00-03400 Document #: 2026056322 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 1 Section: 1 Subdivision: THE HIGHLANDS MapRef: CAB Z SH 7458 Abbreviated Description: Lot:34 Block:1 Section:1 Subdivision:THE HIGHLANDS Map Ref:CAB Z SH 7458								
2	.22Mi.	**7334 LAKE ARROWHEAD LN PORTER, TX 77365-7598**	05/20/2026			1880	//2	2024	4,836 SF	
		APN: 5829-08-08000 Document #: 2026052365 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 3 Section: 8 Subdivision: THE HIGHLANDS MapRef: CAB Z SH 8405 Abbreviated Description: Lot:25 Block:3 Subdivision:THE HIGHLANDS Map Ref:CAB Z SH 8405Abbreviated Description:THE WILLIAM VINCE SURVEY A-581								
3	.06Mi.	**21579 JORDAN POND RDG PORTER, TX 77365-7274**	04/22/2026			1736	//2	2024	4,870 SF	
		APN: 5829-03-15200 Document #: 2026040119 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: THE HIGHLANDS SEC 17 MapRef: CAB AA SH 1468 Abbreviated Description: Lot:5 Block:5 Subdivision:THE HIGHLANDS SEC 17 Map Ref:CAB AA SH 1468								
4	.08Mi.	**7321 MOUNT GREYLOCK LOOP PORTER, TX 77365-7276**	03/17/2026			2510	//2	2023	7,865 SF	
		APN: 5829-03-17800 Document #: 2026025656 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 5 Subdivision: THE HIGHLANDS SEC 3 MapRef: CAB Z SH 7465 Abbreviated Description: Lot:31 Block:5 Subdivision:THE HIGHLANDS SEC 3 Map Ref:CAB Z SH 7465								
5	.3Mi.	**21817 S ENCHANTED ROCK DR PORTER, TX 77365-7281**	03/10/2026			2442	//3	2021	6,888 SF	
		APN: 5829-00-00300 Document #: 2026023171 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: THE HIGHLANDS SECTION 1 MapRef: CAB Z SH 7458 Abbreviated Description: Lot:3 Block:1 Subdivision:THE HIGHLANDS SECTION 1 Map Ref:CAB Z SH 7458								
6	.06Mi.	**21571 JORDAN POND RDG PORTER, TX 77365-7274**	02/27/2026			2495	//3	2021	4,789 SF	
		APN: 5829-03-15400 Document #: 2026018992 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: THE HIGHLANDS SEC 17 MapRef: CAB AA SH 1468 Abbreviated Description: Lot:7 Block:5 Subdivision:THE HIGHLANDS SEC 17 Map Ref:CAB AA SH 1468								
7	.13Mi.	**7362 MOUNT GREYLOCK LOOP PORTER, TX 77365-7275**	01/28/2026			2151	//3	2021	6,074 SF	
		APN: 5829-03-11500 Document #: 2026008294 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38 Block: 4 Section: 3 Subdivision: THE HIGHLANDS MapRef: CAB Z SH 7465 Abbreviated Description: Lot:38 Block:4 Section:3 Subdivision:THE HIGHLANDS Map Ref:CAB Z SH 7465Abbreviated Description:WILLIAM VINCE SURVEY A 581								
8	.1Mi.	**21547 JORDAN POND RDG PORTER, TX 77365-7274**	01/21/2026			1530	//3	2022	4,769 SF	
		APN: 5829-03-16000 Document #: 2026005884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Subdivision: THE HIGHLANDS SEC 3 MapRef: CAB Z SH 7465 Abbreviated Description: Lot:13 Block:5 Subdivision:THE HIGHLANDS SEC 3 Map Ref:CAB Z SH 7465								
9	.1Mi.	**7355 MOUNT GREYLOCK LOOP PORTER, TX 77365-7276**	01/20/2026			2025	//2	2021	5,487 SF	
		APN: 5829-03-17300 Document #: 2026005636 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 5 Subdivision: THE HIGHLANDS SEC 17 MapRef: CAB AA SH 1468 Abbreviated Description: Lot:26 Block:5 Subdivision:THE HIGHLANDS SEC 17 Map Ref:CAB AA SH 1468								
10	.19Mi.	**7438 CATTAIL FALLS LN PORTER, TX 77365-7623**	12/29/2025			1812	//2	2023	4,859 SF	
		APN: 5829-08-01400 Document #: 2025133416 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: THE HIGHLANDS SECTION EIGHT MapRef: CAB Z SH 8405 Abbreviated Description: Lot:14 Block:1 Subdivision:THE HIGHLANDS SECTION EIGHT Map Ref:CAB Z SH 8405								
11	.04Mi.	**21451 LLANO GRANDE BLVD PORTER, TX 77365-7290**	12/09/2025			1662	//2	2023	4,382 SF	
		APN: 5829-03-01500 Document #: 2025126446 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: THE HIGHLANDS SEC 3 MapRef: CAB Z PG 7465 Abbreviated Description: Lot:15 Block:1 Subdivision:THE HIGHLANDS SEC 3 Map Ref:CAB Z PG 7465								
12	.3Mi.	**21738 GRAYSON HIGHLANDS WAY**	10/15/2025			3449	//3	2021	7,924 SF	

ICE SiteX Report

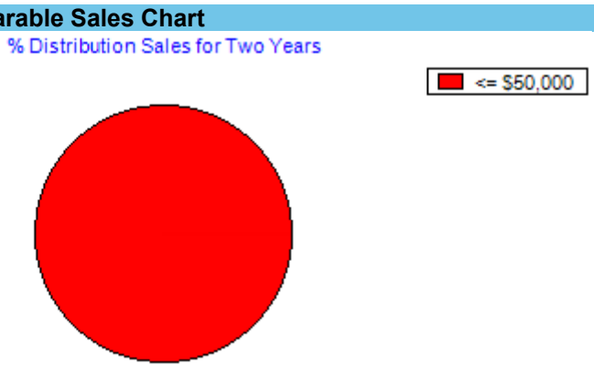
OrderID: 98722874

PORTER, TX 77365-7264
APN: 5829-00-08600 Document #: 2025105806
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: THE HIGHLANDS SECTION 1 MapRef: CAB Z SH 7458 Abbreviated Description: Lot:4 Block:4 Subdivision:THE HIGHLANDS SECTION 1 Map Ref:CAB Z SH 7458

13	.2Mi.	**7508 MCKINNEY FALLS CT**	08/13/2025	3490	//3	2022	6,516 SF
		PORTER, TX 77365-7262					

APN: 5829-00-04900 Document #: 2025081944
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Block: 1 Subdivision: THE HIGHLANDS MapRef: MB Z SH 7458 Abbreviated Description: Lot:49 Block:1 Subdivision:THE HIGHLANDS Map Ref:MB Z SH 7458

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.	**21471 LLANO GRANDE BLVD**	**06/28/2024**	$481,427	$481,427	3,010	//2	2024	4,413 SF	
.02Mi.	**21586 JORDAN POND RDG**	**09/29/2022**	$363,249	$363,249	1,952	//2	2022	5,072 SF	
.02Mi.	**21582 JORDAN POND RDG**	**03/30/2023**	$361,680	$361,680	1,932	//2	2022	5,046 SF	
.03Mi.	**21590 JORDAN POND RDG**	**08/28/2023**	$326,493	$326,493	1,670	//2	2022	6,761 SF	
.03Mi.	**21578 JORDAN POND RDG**	**05/27/2022**	$409,624	$409,624	2,386	//3	2021	4,995 SF	
.03Mi.	**21594 JORDAN POND RDG**	**03/24/2023**	$394,810	$394,810	2,304	//3	2022	7,809 SF	
.03Mi.	**21455 LLANO GRANDE BLVD**	**11/15/2024**	$347,917	$347,917	1,764	//2	2024	4,377 SF	
.03Mi.	**7222 GREENSTONE RDG**	**05/24/2024**	$355,354	$355,354	1,800	//2	2024	4,342 SF	
.03Mi.	**21574 JORDAN POND RDG**	**08/10/2022**	$346,113	$346,113	1,798	//2	2022	4,823 SF	
.04Mi.	**21491 LLANO GRANDE BLVD**	**09/25/2024**	$392,315	$392,315	2,072	//3	2024	4,382 SF	
.04Mi.	**21451 LLANO GRANDE BLVD**	**01/30/2024**	$167,385	$167,385		//2	2023	4,382 SF	
.04Mi.	**21451 LLANO GRANDE BLVD**	**01/30/2024**	$167,385	$167,385	1,662	//2	2023	4,382 SF	
.04Mi.	**7129 CALICO TRL**	**10/17/2024**	$468,243	$468,243	2,880	//2	2024	4,391 SF	
.04Mi.	**21570 JORDAN POND RDG**	**08/26/2022**	$378,819	$378,819	2,171	//2	2022	4,893 SF	
.04Mi.	**21598 JORDAN POND RDG**	**01/11/2023**	$351,299	$351,299	1,862	//2	2022	9,814 SF	
.05Mi.	**21447 LLANO GRANDE BLVD**	**12/20/2023**	$336,913	$336,913	1,690	//2	2023	4,383 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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98722874

Flood Report

The Subject Property of **21471 LLANO GRANDE BLVD, PORTER, TX 77365-7290** 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	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

3/19/2025 - Pauline Road Fire

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