ICE SiteX Report

OrderID: 98722998

SiteX Property Information Report



Subject Property Location

21757 TRUMBO RD, SAN ANTONIO, TX 78264-4788

County:	**BEXAR TX**	Census Tract:	480291521.004017
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	04177-201-0020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	26	Common Confidence Score:	27
Value Range:	$165,020 - $280,980	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 59
Assd Land Value:	$63,080	Market Land Value:	$63,080	Tax Year:	2026
Assd Improvement:	$83,900	Market Improvment Value:	$83,900	Total Taxable Value:	$994
Total Assessed Value:	$146,980	Total Assessor Market Value:	$146,980	Delinquent Year:	
				Tax Account ID:	182304
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 2 Block: 201 Subdivision: TRUMBO FOREST SUB Tract No: 2
Abbreviated Description: CB 4177B BLK 1 LOT 2 TRUMBO FOREST SUBD LABEL# PFS0826249/PFS0826250

Property Characteristics

Lot Size:	27,791 SF	Bedrooms:		Pool:	
Building Area:	2128 SF	Baths:		Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:		Roof Cover:	
		Foundation:	Earth	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/13/2007	Sales Price:	N/A
Document #:	20070264706 BK-PG 13212-2363	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/08/2007		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: TRUMBO FOREST SUBDIVISION Map Ref: MB9551 PG30

Prior Transfer

Recording Date:	11/08/2007	Sales Price:	N/A
Document #:	20070264706 BK-PG 13212 -2363	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 201 Subdivision: TRUMBO FOREST SUB Tract No: 2
Abbreviated Description: CB 4177B BLK 1 LOT 2 TRUMBO FOREST SUBD LABEL# PFS0826249/PFS0826250

Prior Transfer

Recording Date:	04/13/2007	Sales Price:	N/A
Document #:	20070086692 BK-PG 12809-1793	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/08/2007		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: TRUMBO FOREST SUBDIVISION Map Ref: MB9551 PG30

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OrderID: 98722998

Prior Transfer

Recording Date:	01/10/2007	Sales Price:	$111,784
Document #:	20070008107 BK-PG 12632-0374	Type of Sale:	Full Amount on Deed
Contract Date:	01/02/2007		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: TRUMBO FOREST SUBDIVISION Map Ref: MB9551 PG30

Prior Transfer

Recording Date:	01/08/2007	Sales Price:	$98,658
Document #:	20070005458 BK-PG 10661-1757	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/05/2004	Sales Price:	N/A
Document #:	BK-PG 10661-1754	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/30/2004		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: TRUMBO FOREST SUBDIVISION Map Ref: MB9551 PG30

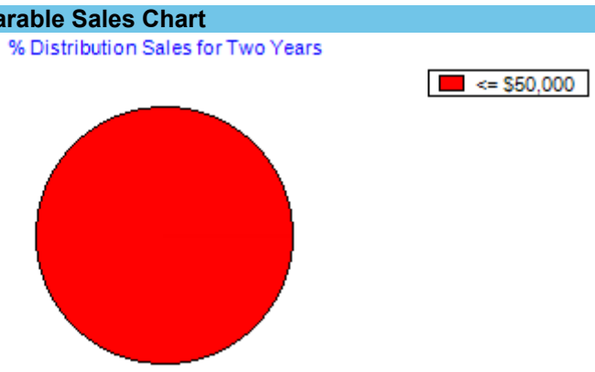
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	98,947 SF	Median # of Baths	
Median Living Area	1,680 SF	Median Year Built	2001
Price Range - 2 Yrs		Age Range	13 years to 52 years
Median Value		Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**21769 TRUMBO RD** **SAN ANTONIO, TX 78264-4788**	07/24/2026			1792	//	2002	27,486 SF	
		APN: 04177-201-0030 Document #: 20260143540 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 10 Subdivision: SUB DIVISION 4 AND 5 MapRef: MB D PG 01179 Abbreviated Description: Lot:10 Subdivision:SUB DIVISION 4 AND 5 Map Ref:MB D PG 01179City/Muni/Twp:BUENA VISTA City/Muni/Twp: BUENA VISTA								
2	1.3Mi.	**522 HALLMARK PATH** **SAN ANTONIO, TX 78264-9403**	05/19/2026			1440	//	1974	108,465 SF	
		APN: 04174-000-0100 Document #: 20260094798 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: HORACIO C ASBURY SURVEY NO 1385 ABSTRACT NO MapRef: VOL 3851 PG 59 Abbreviated Description: Subdivision:HORACIO C ASBURY SURVEY NO 1385 ABSTRACT NO Map Ref:VOL 3851 PG 59								
3	.68Mi.	**21023 TRUMBO RD** **SAN ANTONIO, TX 78264-3627**	01/30/2026			2160	//	2006	196,021 SF	
		APN: 04181-000-0214 Document #: 20260017037 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: VOL 1155 PG 822 Abbreviated Description: Map Ref:VOL 1155 PG 822								
4	1.38Mi.	**23055 TRUMBO RD** **SAN ANTONIO, TX 78264-4019**	11/06/2025			1568	/3/2	1995	221,286 SF	
		APN: 04176-000-0090 Document #: 20250207625 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 9 Subdivision: HAPPY HOLLOW Legal Unit: 1 MapRef: VOL 4305 PG 98 Abbreviated Description: Lot:9 Subdivision:HAPPY HOLLOW Legal Unit:1 Map Ref:VOL 4305 PG 98								
5	1.22Mi.	**20534 SILVER LEAF DR** **SAN ANTONIO, TX 78264-3768**	10/29/2025			1536	//	2000	SF	
		APN: 81900-004-0002 Document #: 20250201324 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Block: 4 Subdivision: APPLEWHITE ESTATES UNIT THREE MapRef: VOL 9544 PG 52-55 Abbreviated Description: Lot:2 Block:4 Subdivision:APPLEWHITE ESTATES UNIT THREE Map Ref:VOL 9544 PG 52-55								
6	1.34Mi.	**20360 TRUMBO RD** **SAN ANTONIO, TX 78264-3604**	07/03/2025			1920	//	2013	89,429 SF	
		APN: 04012-100-0080 Document #: 20250121947 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 8 Block: 4012 Subdivision: SUMMERHILL Legal Unit: II MapRef: VOL 9511 PG 141 Abbreviated Description: Lot:8 Block:4012 Subdivision:SUMMERHILL Legal Unit:II Map Ref:VOL 9511 PG 141								

Comparable Sales Chart



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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.	**21757 TRUMBO RD**	**11/08/2007**	$146,980	$146,980	2,128		2003	27,791 SF	
.02Mi.	**21745 TRUMBO RD**	**07/10/2003**	$123,200	$123,200	1,344		2002	27,486 SF	
.02Mi.	**21769 TRUMBO RD**	**07/15/2005**	$137,970	$137,970	1,792		2002	27,486 SF	
.03Mi.	**21781 TRUMBO RD**	**05/06/2018**	$146,860	$146,860	2,016		2003	27,486 SF	
.09Mi.	**21833 TRUMBO RD**	**04/07/2004**	$143,370	$143,370	1,848		2003	28,750 SF	
.12Mi.	**21611 TRUMBO RD**		$185,060	$185,060	1,688		2001	2 SF	
.12Mi.	**21857 TRUMBO RD**	**04/02/2015**	$135,260	$135,260	1,568		2004	27,486 SF	
.14Mi.	**21905 TRUMBO RD**	**02/01/2008**	$183,640	$183,640	2,432		2003	36,242 SF	
.16Mi.	**21917 TRUMBO RD**	**06/28/2022**	$190,000	$190,000	2,432		2003	27,486 SF	
.18Mi.	**21929 TRUMBO RD**	**03/31/2004**	$135,000	$135,000	1,456		2002	27,486 SF	
.21Mi.	**21507 TRUMBO RD**		$16,250	$16,250	1,064		1993		
.21Mi.	**21507 TRUMBO RD**		$53,870	$53,870	768		2012		
.24Mi.	**22015 TRUMBO RD**		$91,650	$91,650	1,560		2014		
.25Mi.	**21583 TRUMBO RD**		$38,030	$38,030	1,216		1999		
.25Mi.	**21630 TRUMBO RD**		$14,530	$14,530	1,088		1992		
.29Mi.	**22051 TRUMBO RD**		$68,500	$68,500	1,064		2019		

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.5 years old	Households:	5,179
Median Household Income:	$58,191	Households w/Family:	66%
Household Income Per Capita:	$22,548	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Southside Independent School District	Students:	6,091
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.76Mi.	**Pearce Elementary School** Number of Students: 529 Student-Teacher Ratio: 17.29	B-	Public	1 - 5
3.64Mi.	**Southside High School** Number of Students: 1,772 Student-Teacher Ratio: 16.92 Advanced Placement: Yes	D	Public	9 - 12
4.17Mi.	**Matthey Middle School** Number of Students: 656 Student-Teacher Ratio: 14.21	C-	Public	6 - 8

Flood Report

The Subject Property of **21757 TRUMBO RD, SAN ANTONIO, TX 78264-4788** 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	56%	NOTABLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	34%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	95%	SIMILAR
OVERALL	110%	HIGHER

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Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

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