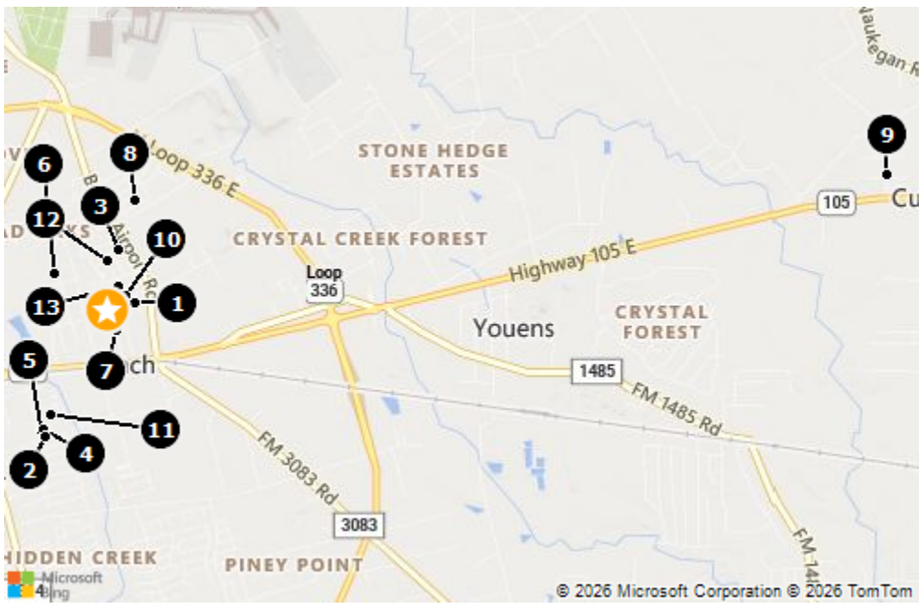
ICE SiteX Report

OrderID: 98722947

SiteX Property Information Report



Subject Property Location

2215 SHADY BIRCH DR, CONROE, TX 77301-3345

County:	**MONTGOMERY TX**	Census Tract:	483396939.022002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8743-01-06800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$211,200 - $268,800	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CCO,GMO,HM1,JNH
Assd Land Value:	$12,500	Market Land Value:	$12,500	Tax Year:	2025
Assd Improvement:	$223,958	Market Improvment Value:	$223,958	Total Taxable Value:	$4,510
Total Assessed Value:	$236,458	Total Assessor Market Value:	$236,458	Delinquent Year:	
				Tax Account ID:	R318841
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 68 Block: 1 District: CCO Subdivision: SHADY WOODS 01 REPLAT
Abbreviated Description: S874301 - SHADY WOODS 01 REPLAT, BLOCK 1, LOT 68
City/Muni/Twp: CITY OF CONROE

Property Characteristics

Lot Size:	5,875 SF	Bedrooms:		Pool:	
Building Area:	1546 SF	Baths:	2	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2026	Sales Price:	$115,809
Document #:	2026102912 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/23/2025	Loan Amount:	N/A
Document #:	2025005803 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	
Legal Description:			

Lot: 68 Block: 1 Section: 1 Subdivision: SHADY WOODS

Prior Transfer

Recording Date:	04/08/2022	Sales Price:	N/A
Document #:	2022045030 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	N/A
Document #:	2022040907 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/12/2022		

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OrderID: 98722947

Document Type:
Legal Description:
Lot: 68 Block: 1 Section: 1 Subdivision: SHADY WOODS Map Ref: CAB U SH 91

Prior Transfer

Recording Date:	03/12/2022	Sales Price:	N/A
Document #:	2022040907 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 68 Block: 1 District: CCO Subdivision: SHADY WOODS 01 REPLAT
Abbreviated Description: S874301 - SHADY WOODS 01 REPLAT, BLOCK 1, LOT 68
City/Muni/Twp: CITY OF CONROE

Prior Transfer

Recording Date:	06/16/2020	Sales Price:	N/A
Document #:	2020058516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/23/2020		
Document Type:			

Legal Description:
Lot: 68 Block: 1 Section: 1 Subdivision: REPLAT OF SHADY WOODS Map Ref: CAB U SH 91

Mortgage Record

Recording Date:	06/16/2020	Loan Amount:	N/A
Document #:	2020058509 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 68 Block: 1 Section: 1 Subdivision: REPLAT OF SHADY WOODS

Prior Transfer

Recording Date:	06/11/2020	Sales Price:	N/A
Document #:	2020057102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2018	Sales Price:	$140,898
Document #:	2018025298 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2015	Sales Price:	$139,918
Document #:	2015044536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/28/2015	Loan Amount:	N/A
Document #:	2015038279 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:
Lot: 68 Block: 1 Section: 1 Subdivision: REPLAT OF SHADY WOODS

Prior Transfer

Recording Date:	07/30/2014	Sales Price:	N/A
Document #:	2014073310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/30/2014		
Document Type:			

Legal Description:
Lot: 68 Block: 1 Section: 1 Subdivision: REPLAT OF SHADY WOODS Map Ref: CAB U PG91

Area Sales Analysis

Total Area Sales	$212,000	Median # of Bedrooms	
Median Lot Size	6,333 SF	Median # of Baths	2
Median Living Area	1,419 SF	Median Year Built	2005
Price Range - 2 Yrs	to $212,000	Age Range	2 years to 66 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2317 SHADY BIRCH DR CONROE, TX 77301-3347**	09/25/2026			1192	//2	2006	5,875 SF	
2	.79Mi.	**1707 CREST HILL DR CONROE, TX 77301-4015**	09/11/2026			1200	//2	1978	7,700 SF	
3	.34Mi.	**663 OAK CIRCLE DR E CONROE, TX 77301-3167**	06/04/2026			2053	//2	2014	6,333 SF	

1 .16Mi. **2317 SHADY BIRCH DR CONROE, TX 77301-3347** 09/25/2026 1192 //2 2006 5,875 SF
APN: 8743-01-14500 Document #: 2026102471
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 3 Subdivision: SHADY WOODS SECTION ONE MapRef: CAB U SH 91 Abbreviated Description: Lot:23 Subdivision:SHADY WOODS SECTION ONE Map Ref:CAB U SH 91Abbreviated Description:JOSHUA G SMITH SURVEY A-539

2 .79Mi. **1707 CREST HILL DR CONROE, TX 77301-4015** 09/11/2026 1200 //2 1978 7,700 SF
APN: 9615-02-01900 Document #: 2026097641
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Section: 2 Subdivision: WOODCREST SUBDIVISION MapRef: CAB B SH 69A Abbreviated Description: Lot:19 Section:2 Subdivision:WOODCREST SUBDIVISION Map Ref:CAB B SH 69A

3 .34Mi. **663 OAK CIRCLE DR E CONROE, TX 77301-3167** 06/04/2026 2053 //2 2014 6,333 SF
APN: 3377-00-08600 Document #: 2026058844

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: CEDAR WOODS REPLAT MapRef: CAB Z SH 2709 Abbreviated Description: Lot:16 Block:2 Subdivision:CEDAR WOODS REPLAT Map Ref:CAB Z SH 2709

4	.77Mi.	**1702 LONGVIEW ST** **CONROE, TX 77301-4078**	05/21/2026		1000	//2	1985	9,810 SF	

APN: 5913-01-06700 Document #: 2026057674
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: HUNTERS PLACE MapRef: CAB X SH 162A Abbreviated Description: Lot:67 Subdivision:HUNTERS PLACE Map Ref:CAB X SH 162A

5	.77Mi.	**1700 LONGVIEW ST** **CONROE, TX 77301-4078**	05/21/2026		1000	//2	1985	9,810 SF	

APN: 5913-01-06600 Document #: 2026052675
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: HUNTERS PLACE MapRef: CAB C SH 162A Abbreviated Description: Lot:66 Subdivision:HUNTERS PLACE Map Ref:CAB C SH 162A

6	.36Mi.	**505 MABLE ST** **CONROE, TX 77301-3213**	04/23/2026		1260	//2	1970	19,602 SF	

APN: 5400-00-05300 Document #: 2026040460
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 7 Subdivision: GREEN ACRES MapRef: VOIL 6 PG 7 Abbreviated Description: Lot:3 Block:7 Subdivision:GREEN ACRES Map Ref:VOIL 6 PG 7

7	.12Mi.	**283 EASTWOOD DR** **CONROE, TX 77301-3203**	11/10/2025		2220	//2	1960	96,268 SF	Yes

APN: 0539-01-02700 Document #: 2025115501
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: J G SMITH SURVEY A 539 MapRef: FILE 2024-048021 Abbreviated Description: Subdivision:J G SMITH SURVEY A 539 Map Ref:FILE 2024-048021

8	.64Mi.	**2464 COPPER CANYON DR** **CONROE, TX 77301-3314**	09/22/2025		1595	//2	2024	4,553 SF	

APN: 3362-02-08300 Document #: 2025096600
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: CLIFFSTONE HILLS SEC 1 MapRef: CAB Z SH 8294 Abbreviated Description: Lot:16 Block:4 Subdivision:CLIFFSTONE HILLS SEC 1 Map Ref:CAB Z SH 8294

9	.58Mi.	**532 WOOLRIDGE DR** **CONROE, TX 77301-6252**	09/18/2025		2032	//2	1976	48,787 SF	

APN: 9780-00-00200 Document #: 2025095823
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: WOOLDRIDGE ESTATES MapRef: CAB B SH 40A Abbreviated Description: Lot:2 Block:1 Subdivision:WOOLDRIDGE ESTATES Map Ref:CAB B SH 40A

10	.14Mi.	**2309 SHADY TREE LN** **CONROE, TX 77301-3340**	08/20/2025	$212,000	$149	1419	//2	2013	5,875 SF

APN: 8743-01-11300 Document #: 2025084460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: 2 Section: 1 Subdivision: SHADY WOODS MapRef: CAB U SH 91 Abbreviated Description: Lot:32 Block:2 Section:1 Subdivision:SHADY WOODS Map Ref:CAB U SH 91

11	.66Mi.	**1717 TYLER ST** **CONROE, TX 77301-4080**	08/19/2025		1220	//2	2005	5,000 SF	

APN: 5913-01-03400 Document #: 2025084021
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HUNTERS PLACE MapRef: CAB C SH 162A Abbreviated Description: Lot:34 Subdivision:HUNTERS PLACE Map Ref:CAB C SH 162A

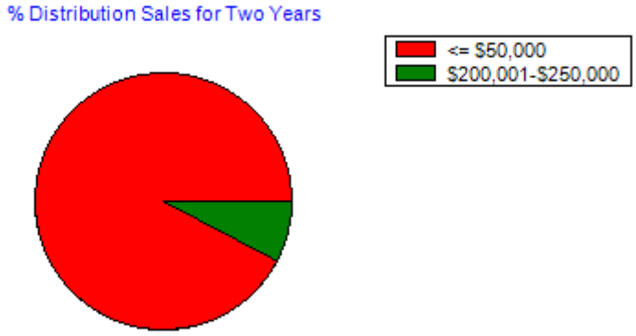
12	.28Mi.	**2229 ORCHID HILL DR N** **CONROE, TX 77301-3171**	07/18/2025		1885	//2	2015	5,636 SF	

APN: 3377-00-16400 Document #: 2025071977
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 3 Subdivision: CEDAR WOODS REPLAT MapRef: CAB Z SH 2709 Abbreviated Description: Lot:31 Block:3 Subdivision:CEDAR WOODS REPLAT Map Ref:CAB Z SH 2709

13	.15Mi.	**2303 SHADY PINE DR** **CONROE, TX 77301-3353**	05/29/2025		1972	//2	2007	5,972 SF	

APN: 8743-01-08300 Document #: 2025052735
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Section: 1 Subdivision: SHADY WOODS MapRef: CAB U SH 91 Abbreviated Description: Lot:2 Block:2 Section:1 Subdivision:SHADY WOODS Map Ref:CAB U SH 91

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.

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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.	**2215 SHADY BIRCH DR**	**03/12/2022**	$236,458	$236,458	1,546	//2	2014	5,875 SF	
.01Mi.	**2217 SHADY BIRCH DR**	**02/09/2015**	$283,970	$267,616	2,138		2014	5,875 SF	
.01Mi.	**2213 SHADY BIRCH DR**	**10/19/2022**	$181,577	$181,577	1,164	//2	2009	5,875 SF	
.02Mi.	**2219 SHADY BIRCH DR**	**08/04/2015**	$235,808	$235,808	1,560	//2	2015	5,875 SF	
.02Mi.	**2211 SHADY BIRCH DR**	**05/26/2020**	$242,024	$228,012	1,601	//2	2017	5,875 SF	
.02Mi.	**2214 SHADY TREE LN**	**10/06/2021**	$219,462	$219,462	1,504	//2	2009	5,875 SF	
.02Mi.	**2216 SHADY TREE LN**	**07/27/2005**	$246,175	$229,017	1,754	//2	2004	5,875 SF	
.02Mi.	**2212 SHADY TREE LN**	**07/31/2012**	$211,784	$198,392	1,447	//2	2009	5,875 SF	
.03Mi.	**506 LEAF CLUSTER CT E**	**04/24/2015**	$201,866	$195,488	1,419	//2	2015	4,459 SF	
.03Mi.	**2221 SHADY BIRCH DR**	**10/20/2014**	$243,966	$232,284	1,638	//2	2014	5,875 SF	
.03Mi.	**2209 SHADY BIRCH DR**	**12/02/2014**	$207,006	$196,214	1,411	//2	2006	5,875 SF	
.03Mi.	**2218 SHADY TREE LN**	**05/17/2019**	$290,001	$290,001	2,333	//2	2004	5,875 SF	
.03Mi.	**2210 SHADY TREE LN**	**09/15/2022**	$217,818	$205,825	1,504	//2	2009	5,875 SF	
.03Mi.	**507 PINE CLUSTER CT**	**11/03/2010**	$256,386	$256,386	1,995	//2	2006	4,459 SF	
.03Mi.	**504 LEAF CLUSTER CT E**	**10/02/2024**	$239,403	$239,403	1,920	//2	2007	4,459 SF	
.04Mi.	**2208 SHADY TREE LN**	**02/04/2014**	$211,634	$211,634	1,334	//2	2013	5,875 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	33.5 years old	Households:	14,105
Median Household Income:	$65,066	Households w/Family:	75%
Household Income Per Capita:	$28,281	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Conroe Independent School District	Students:	72,914
Number of Schools:	67	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.61Mi.	**Donald J. Stockton Junior High School** Number of Students: 1,367 Student-Teacher Ratio: 14.32	C+	Public	7 - 8
0.47Mi.	**Bozman Intermediate School** Number of Students: 1,113 Student-Teacher Ratio: 17.48	B-	Public	5 - 6
0.37Mi.	**Charlie L. Patterson Elementary School** Number of Students: 1,024 Student-Teacher Ratio: 16.25	C	Public	PK - 4
3.59Mi.	**Conroe High School** Number of Students: 5,252 Student-Teacher Ratio: 16.38 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **2215 SHADY BIRCH DR, CONROE, TX 77301-3345** 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	129%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	110%	HIGHER
OVERALL	99%	SIMILAR

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Disaster Alerts

3/19/2025 - Pauline Road Fire

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