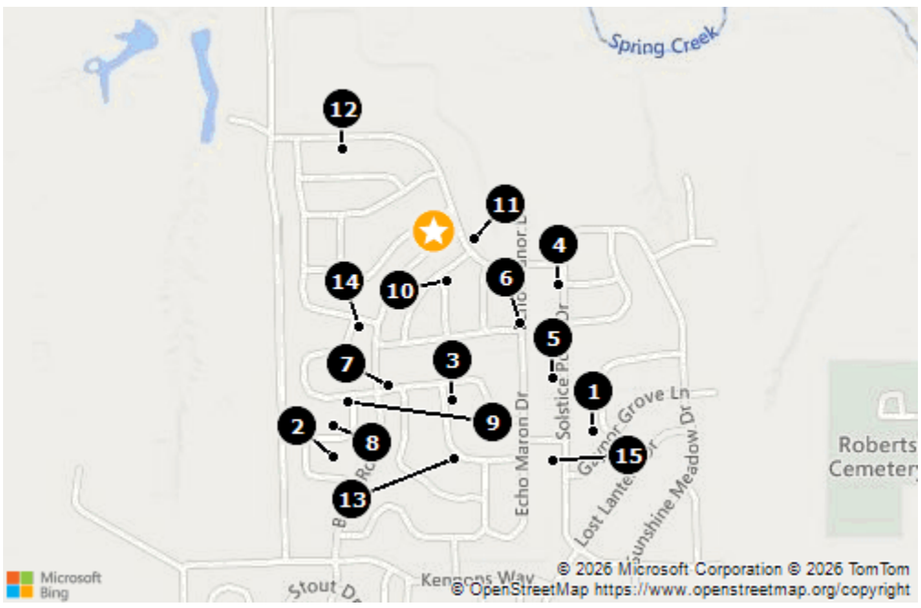
ICE SiteX Report

OrderID: 98722519

SiteX Property Information Report



Subject Property Location

22511 CLOVERLAND FIELD DR, HOCKLEY, TX 77447-2533

County:	**HARRIS TX**	Census Tract:	482015560.004000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1397700030023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$202,960 - $269,040	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	003 041 042 043
Assd Land Value:	$53,288	Market Land Value:	$53,288	Tax Year:	2026
Assd Improvement:	$197,261	Market Improvment Value:	$197,261	Total Taxable Value:	$487
Total Assessed Value:	$250,549	Total Assessor Market Value:	$250,549	Delinquent Year:	
				Tax Account ID:	139-770-003-0023
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 23 Block: 3 Section: 5
Abbreviated Description: LT 23 BLK 3 BAUER LANDING SEC 5

Property Characteristics

Lot Size:	5,811 SF	Bedrooms:	3	Pool:	
Building Area:	1396 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	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
Mortgage Record

Recording Date:	12/19/2022	Loan Amount:	N/A
Document #:	2022-592569 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 23 Block: 3 Subdivision: BAUER LANDING SEC 5

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	$190,387
Document #:	2022-577120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2019	Sales Price:	N/A
Document #:	2019-366504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2019		
Document Type:			

Legal Description:
Lot: 23 Block: 3 Subdivision: BAUER LANDING SEC 5 Map Ref: MF 684728

Prior Transfer

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

ICE SiteX Report

OrderID: 98722519

Document Type:
Legal Description:
Lot: 23 Block: 3 Section: 5
Abbreviated Description: LT 23 BLK 3 BAUER LANDING SEC 5

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,052 SF	Median # of Baths	2
Median Living Area	1,897 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	5 years to 10 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**20907 CAPULIN LAKES DR** **HOCKLEY, TX 77447-2148**	08/25/2026			1542	6/3/2	2021	7,514 SF	
		APN: 1440370110039 Document #: 2026-344890 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 39 Block: 11 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:39 Block:11 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
2	.34Mi.	**22719 TABBERTS WAY** **HOCKLEY, TX 77447-3053**	08/25/2026			1889	7/3/2	2016	5,571 SF	
		APN: 1372280030012 Document #: 2026-346337 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Section: 3 Subdivision: BAUER LANDING MapRef: MF 676338 Abbreviated Description: Lot:12 Block:3 Section:3 Subdivision:BAUER LANDING Map Ref:MF 676338								
3	.24Mi.	**20914 MOUNT BAUER DR** **HOCKLEY, TX 77447-3096**	08/18/2026			2405	8/4/2	2018	6,547 SF	
		APN: 1377590040002 Document #: 2026-335318 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Section: 4 Subdivision: BAUER LANDING MapRef: MF 678942 Abbreviated Description: Lot:2 Block:4 Section:4 Subdivision:BAUER LANDING Map Ref:MF 678942								
4	.18Mi.	**21219 SOLSTICE POINT DR** **HOCKLEY, TX 77447-2139**	07/31/2026			1884	5/3/2	2021	8,098 SF	
		APN: 1440370070021 Document #: 2026-310166 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 7 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:21 Block:7 Section:7 Subdivision:BAUER LANDING Map Ref:MF 691167								
5	.26Mi.	**21015 SOLSTICE POINT DR** **HOCKLEY, TX 77447-2135**	07/29/2026			1611	7/3/2	2020	6,072 SF	
		APN: 1440370070010 Document #: 2026-306133 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Subdivision: BAUER LANDING SEC7 MapRef: MF 691167 Abbreviated Description: Lot:10 Block:7 Subdivision:BAUER LANDING SEC7 Map Ref:MF 691167								
6	.38Mi.	**20807 ECHO MANOR DR** **HOCKLEY, TX 77447-3083**	06/26/2026			2141	7/3/2	2017	5,998 SF	
		APN: 1377590050015 Document #: 2026-255247 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Section: 4 Subdivision: BAUER LANDING MapRef: MF 678942 Abbreviated Description: Lot:15 Block:5 Section:4 Subdivision:BAUER LANDING Map Ref:MF 678942								
7	.22Mi.	**22530 THREEFOLD RIDGE DR** **HOCKLEY, TX 77447-3062**	06/02/2026			1576	6/3/2	2018	8,259 SF	
		APN: 1377590010001 Document #: 2026-217788 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: 4 Subdivision: BAUER LANDING Phase No: 4 MapRef: MF 678942 Abbreviated Description: Lot:1 Block:1 Section:4 Subdivision:BAUER LANDING Phase No:4 Map Ref:MF 678942								
8	.31Mi.	**22706 TABBERTS WAY** **HOCKLEY, TX 77447-3054**	06/02/2026			1397	6/3/2	2016	7,052 SF	
		APN: 1372280040008 Document #: 2026-216355 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Section: 3 Subdivision: BAUER LANDING Phase No: 3 MapRef: MF 676338 Abbreviated Description: Lot:8 Block:4 Section:3 Subdivision:BAUER LANDING Phase No:3 Map Ref:MF 676338								
9	.28Mi.	**22703 THREEFOLD RIDGE DR** **HOCKLEY, TX 77447-3049**	05/28/2026			2413	6/3/2	2016	8,690 SF	
		APN: 1372280040010 Document #: 2026-208139 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Section: 3 Subdivision: BAUER LANDING MapRef: MF 676338 Abbreviated Description: Lot:10 Block:4 Section:3 Subdivision:BAUER LANDING Map Ref:MF 676338								
10	.07Mi.	**21226 INDIGO ROBIN DR** **HOCKLEY, TX 77447-3144**	05/14/2026			2048	6/3/2	2018	13,051 SF	
		APN: 1397710040007 Document #: 2026-189453 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 4 Section: 6 Subdivision: BAUER LANDING MapRef: MF 684961 Abbreviated Description: Lot:7 Block:4 Section:6 Subdivision:BAUER LANDING Map Ref:MF 684961								
11	.06Mi.	**21310 TIMBERLAND FIELD DR** **HOCKLEY, TX 77447-2526**	05/04/2026			2064	7/4/2	2019	7,645 SF	
		APN: 1397710020001 Document #: 2026-173230 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: BAUER LANDING SEC 6 MapRef: MF 684961 Abbreviated Description: Lot:1 Block:2 Subdivision:BAUER LANDING SEC 6 Map Ref:MF 684961								
12	.17Mi.	**22703 STEEL BLUE JAYBIRD DR** **HOCKLEY, TX 77447-2547**	04/01/2026			1897	6/3/2	2020	5,624 SF	
		APN: 1397700070031 Document #: 2026-122799								

ICE SiteX Report

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 7 Section: 5 Subdivision: BAUER LANDING MapRef: MF 684728 Abbreviated Description: Lot:31 Block:7 Section:5
Subdivision:BAUER LANDING Map Ref:MF 684728

13	.33Mi.	**20803 BASTION SETTLE DR HOCKLEY, TX 77447-3099**	03/13/2026	1914	6/3/2	2018	7,610 SF

APN: 1377590040024 Document #: 2026-95688
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 4 Section: 4 Subdivision: BAUER LANDING MapRef: MF 678942 Abbreviated Description: Lot:24 Block:4 Section:4
Subdivision:BAUER LANDING Map Ref:MF 678942

14	.17Mi.	**21118 BALTIC RAIN DR HOCKLEY, TX 77447-3048**	02/23/2026	1448	6/3/2	2017	6,774 SF

APN: 1372280050019 Document #: 2026-65986
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 5 Section: 3 Subdivision: BAUER LANDING MapRef: MF 676338 Abbreviated Description: Lot:19 Block:5 Section:3
Subdivision:BAUER LANDING Map Ref:MF 676338

15	.36Mi.	**20827 SOLSTICE POINT DR HOCKLEY, TX 77447-2129**	02/11/2026	1897	7/3/2	2020	6,072 SF

APN: 1440370060015 Document #: 2026-51995
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 6 Section: 7 Subdivision: BAUER LANDING MapRef: MF 691167 Abbreviated Description: Lot:15 Block:6 Section:7
Subdivision:BAUER LANDING Map Ref:MF 691167

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.	**22511 CLOVERLAND FIELD DR**		$250,549	$250,549	1,396	6/3/2	2019	5,811 SF	
.01Mi.	**22515 CLOVERLAND FIELD DR**		$306,794	$306,794	2,648	9/5/2	2019	5,868 SF	
.01Mi.	**22507 CLOVERLAND FIELD DR**		$285,489	$285,489	1,824	6/3/2	2019	6,782 SF	
.02Mi.	**22519 CLOVERLAND FIELD DR**		$288,744	$288,744	1,862	7/4/2	2019	5,907 SF	
.02Mi.	**22503 CLOVERLAND FIELD DR**		$272,070	$272,070	1,576	6/3/2	2019	9,413 SF	
.03Mi.	**22523 CLOVERLAND FIELD DR**		$246,591	$246,591	1,416	6/3/2	2019	5,924 SF	
.03Mi.	**22514 CLOVERLAND FIELD DR**		$247,340	$247,340	1,631	6/3/2	2019	5,314 SF	
.03Mi.	**22518 CLOVERLAND FIELD DR**		$246,431	$246,431	1,416	6/3/2	2019	5,327 SF	
.03Mi.	**22510 CLOVERLAND FIELD DR**		$274,249	$274,249	1,937	7/3/2	2019	5,406 SF	
.04Mi.	**22522 CLOVERLAND FIELD DR**		$271,317	$271,317	1,937	7/3/2	2019	5,323 SF	
.04Mi.	**22527 CLOVERLAND FIELD DR**		$287,844	$287,844	1,862	7/4/2	2019	5,924 SF	
.04Mi.	**22506 CLOVERLAND FIELD DR**		$235,552	$235,552	1,504	6/3/2	2019	7,379 SF	
.04Mi.	**22406 RED SPARROW DR**		$307,699	$307,699	2,093	6/3/2	2019	9,596 SF	
.04Mi.	**22526 CLOVERLAND FIELD DR**		$234,770	$234,770	1,504	6/3/2	2019	5,258 SF	
.04Mi.	**22410 RED SPARROW DR**		$300,339	$300,339	1,872	6/3/2	2020	8,594 SF	
.04Mi.	**22531 CLOVERLAND FIELD DR**		$267,289	$267,289	1,612	6/3/2	2019	5,911 SF	

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Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	34.4 years old	Households:	7,477
Median Household Income:	$97,677	Households w/Family:	82%
Household Income Per Capita:	$39,508	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Waller Independent School District	Students:	9,905
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.68Mi.	**Schultz Junior High School** Number of Students: 1,194 Student-Teacher Ratio: 15.44	C+	Public	6 - 8
8.26Mi.	**Waller High School** Number of Students: 2,995 Student-Teacher Ratio: 17.03 Advanced Placement: Yes	C-	Public	9 - 12
4.47Mi.	**E. Turlington Elementary School** Number of Students: 715 Student-Teacher Ratio: 15.01	B-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	55%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	82%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

No alerts noted

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