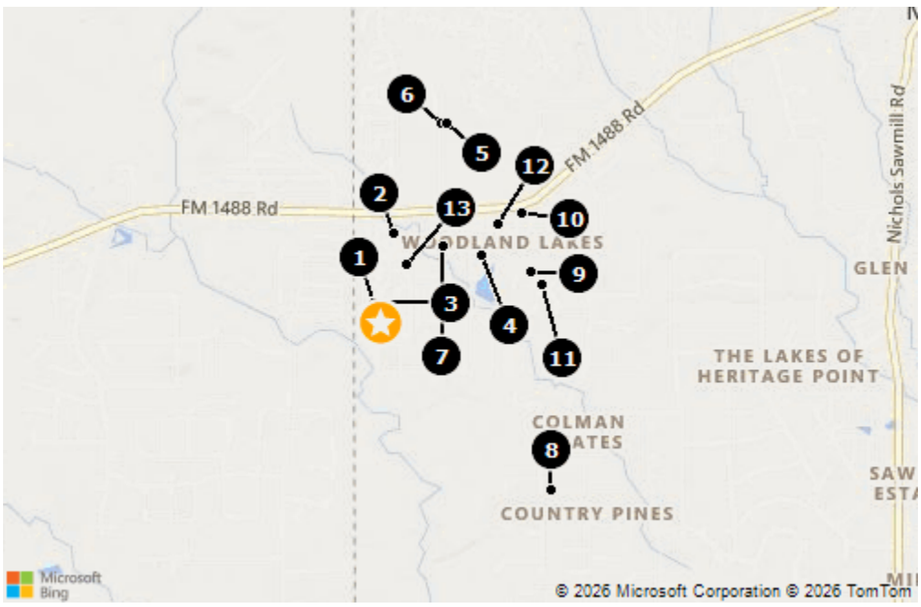
ICE SiteX Report

OrderID: 98012322

SiteX Property Information Report



Subject Property Location

23128 SHAKESPEARE DR, MAGNOLIA, TX 77355-2513

County:	**MONTGOMERY TX**	Census Tract:	483396902.031000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	9552-03-06700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	18	Common Confidence Score:	44
Value Range:	$229,600 - $330,400	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F10,GMO,HM1,JNH
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2024
Assd Improvement:	$204,573	Market Improvment Value:	$204,573	Total Taxable Value:	$2,655
Total Assessed Value:	$254,573	Total Assessor Market Value:	$254,573	Delinquent Year:	
				Tax Account ID:	R516506
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 67 Block: 1 Subdivision: WILLIAMS TRACE 03

Abbreviated Description:	S955203 - WILLIAMS TRACE 03, BLOCK 1, LOT 67
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	4,950 SF	Bedrooms:		Pool:	
Building Area:	1799 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/08/2022	Sales Price:	N/A
Document #:	2022086203 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/05/2022		
Document Type:			

Legal Description:
Lot: 67 Block: 1 Section: 3 Subdivision: WILLIAMS TRACE Map Ref: CAB Z SH 7321-7327

Prior Transfer

Recording Date:	07/05/2022	Sales Price:	N/A
Document #:	2022086203 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 67 Block: 1 Subdivision: WILLIAMS TRACE 03
Abbreviated Description: S955203 - WILLIAMS TRACE 03, BLOCK 1, LOT 67
City/Muni/Twp: UNINCORPORATED AREA

Area Sales Analysis

Total Area Sales	$82,500	Median # of Bedrooms	
Median Lot Size	18,750 SF	Median # of Baths	2
Median Living Area	1,937 SF	Median Year Built	2020
Price Range - 2 Yrs	to $82,500	Age Range	2 years to 55 years
Median Value		Median Age	6 years

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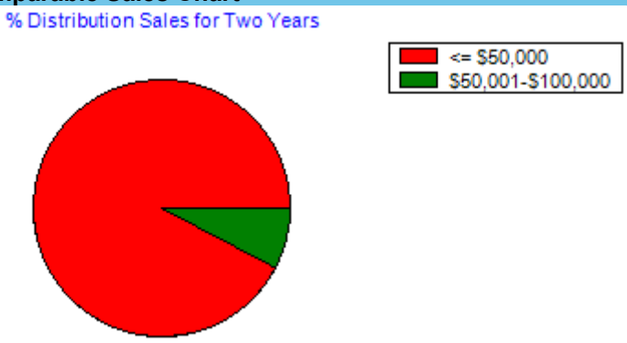
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**23104 SHAKESPEARE DR** **MAGNOLIA, TX 77355-2513**	07/13/2026			1364	//2	2022	5,528 SF	
		APN: 9552-03-07300 Document #: 2026073832 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 73 Block: 1 Section: 3 Subdivision: WILLIAMS TRACE MapRef: CAB Z SH 7321-7327 Abbreviated Description: Lot:73 Block:1 Section:3 Subdivision:WILLIAMS TRACE Map Ref:CAB Z SH 7321-7327								
2	.5Mi.	**24069 WILDE DR** **MAGNOLIA, TX 77355-1507**	06/04/2026			1949	//2	2018	5,159 SF	
		APN: 9552-00-10800 Document #: 2026058844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 7 Section: 4 Subdivision: WILLIAMS TRACE MapRef: CAB Z SH 4963 Abbreviated Description: Lot:15 Block:7 Section:4 Subdivision:WILLIAMS TRACE Map Ref:CAB Z SH 4963								
3	.1Mi.	**23095 BELLINI DR** **MAGNOLIA, TX 77355-7013**	06/04/2026			2644	//2	2020	5,135 SF	
		APN: 9552-02-05400 Document #: 2026058754 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 54 Block: 1 Section: 2 Subdivision: WILLIAMS TRACE MapRef: CAB Z SH 5342-5348 Abbreviated Description: Lot:54 Block:1 Section:2 Subdivision:WILLIAMS TRACE Map Ref:CAB Z SH 5342-5348								
4	.66Mi.	**26563 LAZY LN** **MAGNOLIA, TX 77355-6770**	05/22/2026			1488	//1	1989	19,000 SF	
		APN: 9720-01-07700 Document #: 2026053737 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 9 Section: 1 Subdivision: WOODLAND LAKES MapRef: VOL 5 PG 251 Abbreviated Description: Lot:1&2 Block:9 Section:1 Subdivision:WOODLAND LAKES Map Ref:VOL 5 PG 251								
5	1.17Mi.	**21327 OAKLEY CLAREMONT CT** **MAGNOLIA, TX 77355-1439**	04/30/2026			2565	//	2024	6,439 SF	
		APN: 4534-02-02500 Document #: 2026044035 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: EMORY GLEN SECTION 2 MapRef: CAB Z SH 8563 Abbreviated Description: Lot:25 Block:1 Subdivision:EMORY GLEN SECTION 2 Map Ref:CAB Z SH 8563								
6	1.17Mi.	**19209 OLIVE HEATH LN** **MAGNOLIA, TX 77355-1440**	03/26/2026			2977	//3	2024	7,724 SF	
		APN: 4534-02-02700 Document #: 2026028975 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Section: 2 Subdivision: EMORY GLEN MapRef: CAB Z SH 8563 Abbreviated Description: Lot:27 Block:1 Section:2 Subdivision:EMORY GLEN Map Ref:CAB Z SH 8563								
7	.53Mi.	**19434 SHADY LN** **MAGNOLIA, TX 77355-8253**	01/28/2026	$82,500	$54	1512	//1	1971	20,000 SF	
		APN: 9720-04-03800 Document #: 2026008206 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Subdivision: WOODLAND LAKES 04 MAG Abbreviated Description: Lot:37&38 Subdivision:WOODLAND LAKES 04 MAG								
8	1.33Mi.	**20943 FORESTVIEW DR** **MAGNOLIA, TX 77355-1882**	12/22/2025			1920	//2	1997	174,241 SF	
		APN: 8266-00-00600 Document #: 2025131531 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: RED OAKS SUBDIVISION SECTION 1 Tract No: 6 MapRef: VOL 1031 PG 184 Abbreviated Description: Subdivision:RED OAKS SUBDIVISION SECTION 1 Tract No:6 Map Ref:VOL 1031 PG 184Abbreviated Description:J W FLOURNEY SURVEY ABSTRACT NO 775								
9	.89Mi.	**26410 YAUPON CRK** **MAGNOLIA, TX 77355-5040**	12/18/2025			2722	//3	2022	65,297 SF	
		APN: 5822-50-01100 Document #: 2025128093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: HIGH MEADOW PRESERVE MapRef: CAB Z SH 7892 Abbreviated Description: Lot:11 Block:1 Subdivision:HIGH MEADOW PRESERVE Map Ref:CAB Z SH 7892								
10	.99Mi.	**19231 POST OAK** **MAGNOLIA, TX 77355-8218**	11/10/2025			1905	/4/2	1976	22,852 SF	
		APN: 9720-06-00700 Document #: 2025115629 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 1 Section: 6 Subdivision: WOODLAND LAKES Abbreviated Description: Lot:6&7 Block:1 Section:6 Subdivision:WOODLAND LAKES Abbreviated Description:THE S H HUSTON SURVEY ABSTRACT NO 704								
11	.92Mi.	**19817 WHISPERING CREEK TRL** **MAGNOLIA, TX 77355-5041**	10/10/2025			3158	//3	2022	43,534 SF	
		APN: 5822-50-00700 Document #: 2025104478 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: HIGH MEADOW PRESERVE MapRef: CAB Z SH 7892 Abbreviated Description: Lot:7 Block:1 Subdivision:HIGH MEADOW PRESERVE Map Ref:CAB Z SH 7892								
12	.85Mi.	**26457 EASY ST** **MAGNOLIA, TX 77355-6717**	10/07/2025			1008	//2	1992	18,750 SF	
		APN: 9720-01-03200 Document #: 2025103256 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 4 Section: 1 Subdivision: WOODLAND LAKES MapRef: VOL 5 PG 251 Abbreviated Description: Lot:1&2 Block:4 Section:1 Subdivision:WOODLAND LAKES Map Ref:VOL 5 PG 251								
13	.35Mi.	**24176 WILDE DR** **MAGNOLIA, TX 77355-1510**	09/25/2025			1937	//2	2020	5,004 SF	
		APN: 9552-02-21700 Document #: 2025098539 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 8 Section: 2 Subdivision: WILLIAMS TRACE MapRef: CAB Z SH 5342 Abbreviated Description: Lot:12 Block:8 Section:2 Subdivision:WILLIAMS TRACE Map Ref:CAB Z SH 5342								

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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.	**23128 SHAKESPEARE DR**	**07/05/2022**	$254,573	$254,573	1,799	//2	2022	4,950 SF	
.01Mi.	**23124 SHAKESPEARE DR**	**12/09/2022**	$214,300	$214,300	1,364	//2	2022	4,950 SF	
.01Mi.	**23132 SHAKESPEARE DR**	**04/29/2022**	$236,590	$236,590	1,580	//2	2022	4,950 SF	
.02Mi.	**23136 SHAKESPEARE DR**	**05/06/2022**	$214,300	$214,300	1,364	//2	2022	4,950 SF	
.02Mi.	**23120 SHAKESPEARE DR**	**07/05/2022**	$214,300	$214,300	1,364	//2	2022	5,267 SF	
.03Mi.	**23140 SHAKESPEARE DR**	**04/29/2022**	$236,590	$236,590	1,580	//2	2022	5,006 SF	
.03Mi.	**23116 SHAKESPEARE DR**	**02/22/2023**	$225,000	$225,000	1,799	//2	2022	4,950 SF	
.03Mi.	**23127 SHAKESPEARE DR**	**08/30/2022**	$228,571	$228,571	1,580	//2	2022	4,948 SF	
.03Mi.	**23131 SHAKESPEARE DR**	**08/30/2022**	$206,281	$206,281	1,364	//2	2022	4,948 SF	
.03Mi.	**23123 SHAKESPEARE DR**	**08/30/2022**	$246,554	$246,554	1,799	//2	2022	4,950 SF	
.03Mi.	**23135 SHAKESPEARE DR**	**08/30/2022**	$264,717	$264,717	2,115	//2	2022	4,949 SF	
.04Mi.	**23144 SHAKESPEARE DR**	**04/21/2022**	$246,554	$246,554	1,799	//2	2022	4,950 SF	
.04Mi.	**23119 SHAKESPEARE DR**	**08/30/2022**	$264,717	$264,717	2,115	//2	2022	5,256 SF	
.04Mi.	**23112 SHAKESPEARE DR**	**02/22/2023**	$284,000	$284,000	2,620	//2	2022	4,956 SF	
.04Mi.	**23139 SHAKESPEARE DR**	**08/30/2022**	$246,554	$246,554	1,799	//2	2022	4,950 SF	
.04Mi.	**23115 SHAKESPEARE DR**	**08/30/2022**	$228,571	$228,571	1,580	//2	2022	7,464 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

Flood Report

The Subject Property of **23128 SHAKESPEARE DR, MAGNOLIA, TX 77355-2513** 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.

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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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