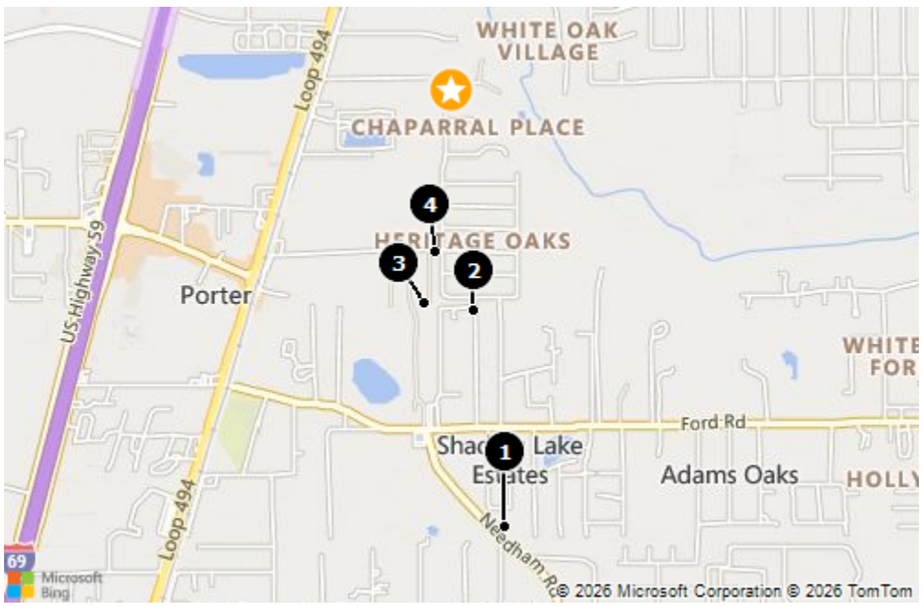
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

23209 W HERITAGE OAKS DR, PORTER, TX 77365-6604

County:	**MONTGOMERY TX**	Census Tract:	483396925.021007
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	3389-00-00400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$154,050 - $319,950	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F06,GMO,HM1,JNH
Assd Land Value:	$6,105	Market Land Value:	$6,105	Tax Year:	2025
Assd Improvement:	$124,376	Market Improvment Value:	$124,376	Total Taxable Value:	$968
Total Assessed Value:	$51,353	Total Assessor Market Value:	$130,481	Delinquent Year:	
				Tax Account ID:	R73821
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 2 Subdivision: CHAPARRAL PLACE Map Ref: MAP:296C

Abbreviated Description:	S338900 - CHAPARRAL PLACE, BLOCK 2, LOT 1, LABEL # TRA0345066, SERIAL # CHAL1993B, TITLE # 01087125
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	21,960 SF	Bedrooms:		Pool:	
Building Area:	2408 SF	Baths:		Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	1	Number of Cars:	4	A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2026	Sales Price:	$141,941
Document #:	2026101889 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	$153,225
Document #:	2023060955 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/22/2023	Sales Price:	N/A
Document #:	2023057098 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/21/2023		
Document Type:			

Legal Description:

Lot: 1 Block: 2 Subdivision: CHAPARRAL PLACE Map Ref: FILE 2018092895
Abbreviated Description: J M EVERETT SURVEY ABSTRACT 197

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Prior Transfer

Recording Date:	06/21/2023	Sales Price:	N/A
Document #:	2023057098 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 2 Subdivision: CHAPARRAL PLACE Map Ref: MAP:296C
Abbreviated Description: S338900 - CHAPARRAL PLACE, BLOCK 2, LOT 1, LABEL # TRA0345066, SERIAL # CHAL1993B, TITLE # 01087125
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	09/24/2018	Sales Price:	N/A
Document #:	2018092895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/24/2018		
Document Type:			

Legal Description:
Lot: 1 Block: 2 Subdivision: CHAPATTAL PLACE

Prior Transfer

Recording Date:	04/12/1999	Sales Price:	N/A
Document #:	99027378 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/1999		
Document Type:			

Legal Description:
Lot: 1 Block: 2 Subdivision: CHAPARREL PLACE

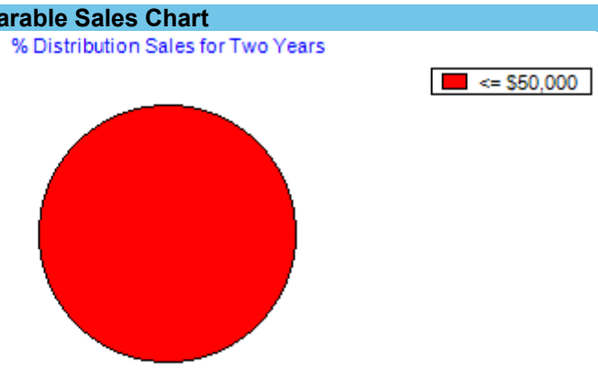
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	21,390 SF	Median # of Baths	
Median Living Area	1,822 SF	Median Year Built	2012
Price Range - 2 Yrs		Age Range	7 years to 30 years
Median Value		Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**24445 NEEDHAM RD** **PORTER, TX 77365-5817**	10/15/2026			896	//2	2006	102,410 SF	
		APN: 0197-01-04130 Document #: 2026110058 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: THE JOSEPH M EVERETT SURVEY ABSTRACT NUMBER 197 MapRef: FILE 2005-102455 Abbreviated Description: Subdivision:THE JOSEPH M EVERETT SURVEY ABSTRACT NUMBER 197 Map Ref:FILE 2005-102455								
2	.73Mi.	**23920 PERKINS RD** **PORTER, TX 77365-6648**	03/12/2026			1980	//	2019	21,780 SF	
		APN: 0197-01-08702 Document #: 2026023979 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: THE JOSEPH M EVERETT SURVEY ABSTRACT NUMBER 167 Abbreviated Description: Subdivision:THE JOSEPH M EVERETT SURVEY ABSTRACT NUMBER 167								
3	.6Mi.	**23748 CARMEN LN** **PORTER, TX 77365-5065**	09/29/2025			1664	//	2018	15,438 SF	
		APN: 9528-00-03300 Document #: 2025099287 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 9 Block: 3 Subdivision: WILLIAM SUBDIVISION MapRef: CAB K SH 86 Abbreviated Description: Lot:9 Block:3 Subdivision:WILLIAM SUBDIVISION Map Ref:CAB K SH 86								
4	.44Mi.	**23652 W HERITAGE OAKS DR** **PORTER, TX 77365-6640**	09/10/2025			2128	//	1996	21,000 SF	
		APN: 5767-00-01600 Document #: 2025092621 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 17 Block: 1 Subdivision: HERITAGE OAKS MapRef: VOL 11 PG 26 Abbreviated Description: Lot:17 Block:1 Subdivision:HERITAGE OAKS Map Ref:VOL 11 PG 26								

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.

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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.	**23209 W HERITAGE OAKS DR**	**06/21/2023**	$130,481	$51,353	2,408		1996	21,960 SF	
.02Mi.	**22870 CHAPARRAL DR**	**11/01/1985**	$96,294	$35,839	1,792		1999	21,152 SF	
.04Mi.	**23916 W HERITAGE OAKS DR**	**11/12/2024**	$211,464	$211,464	2,128		1999	21,753 SF	
.04Mi.	**23188 W HERITAGE OAKS DR**	**09/20/1993**	$141,281	$50,383	2,432		2002	20,906 SF	
.04Mi.	**22861 CHAPARRAL DR**		$158,834	$56,297	1,976		1998	22,386 SF	
.04Mi.	**23245 W HERITAGE OAKS DR**	**04/19/2020**	$107,450	$39,603	2,108		1999	22,015 SF	
.05Mi.	**23208 W HERITAGE OAKS DR**	**11/26/2021**	$45,642	$21,310	1,216		1995	21,753 SF	
.05Mi.	**22892 CHAPARRAL DR**	**08/03/1993**	$37,182	$15,104	840		1976	17,494 SF	
.06Mi.	**23214 W HERITAGE OAKS DR**		$54,878	$49,325	1,352		2014		
.06Mi.	**23214 W HERITAGE OAKS DR**	**12/10/2004**	$7,664	$7,211				21,753 SF	
.06Mi.	**22883 CHAPARRAL CIR**	**03/28/2011**	$55,901	$24,426	1,152		1998	21,753 SF	
.07Mi.	**22907 CHAPARRAL DR**	**05/27/2011**	$40,324	$19,184	1,008		1982	32,292 SF	
.07Mi.	**22877 CHAPARRAL CIR**		$19,803	$19,803	1,216		1987		
.07Mi.	**22905 CHAPARRAL CIR**	**10/29/2013**	$39,743	$18,116	840		1983	25,877 SF	
.08Mi.	**23240 W HERITAGE OAKS DR**	**02/07/2003**	$79,268	$30,445	1,568		2001	21,753 SF	
.08Mi.	**22624 PINEDALE LN**		$22,723	$22,723	1,368		2009		

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.3 years old	Households:	18,163
Median Household Income:	$92,560	Households w/Family:	74%
Household Income Per Capita:	$43,290	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	New Caney Independent School District	Students:	19,420
Number of Schools:	21	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**New Caney High School** Number of Students: 2,226 Student-Teacher Ratio: 16.24 Advanced Placement: Yes	D+	Public	9 - 12
1.45Mi.	**Porter Elementary School** Number of Students: 931 Student-Teacher Ratio: 15.91	C-	Public	PK - 5
1.09Mi.	**Pine Valley Middle School** Number of Students: 741 Student-Teacher Ratio: 14.16	D+	Public	6 - 8

Flood Report

The Subject Property of **23209 W HERITAGE OAKS DR, PORTER, TX 77365-6604** 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	115%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

3/19/2025 - Pauline Road Fire

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