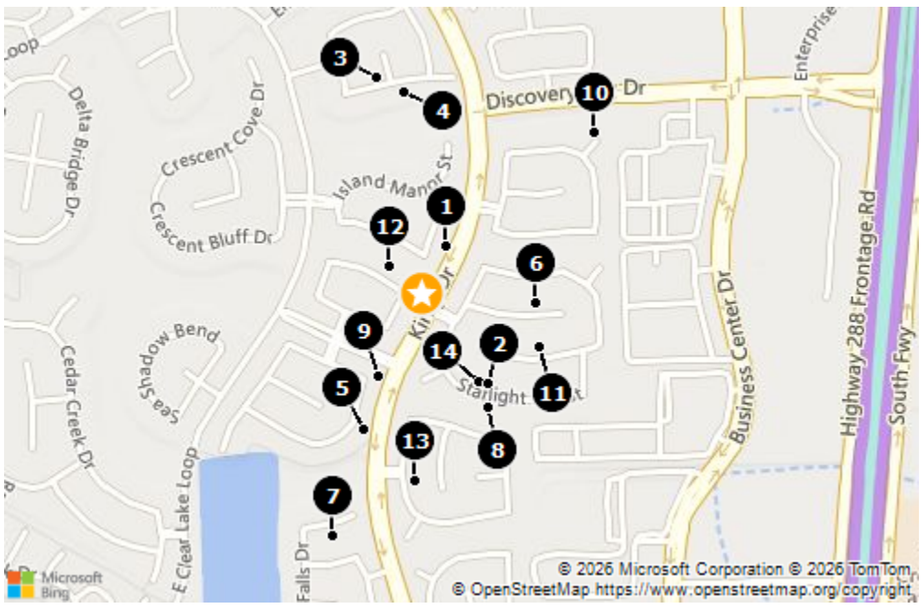
# ICE SiteX Report

**OrderID: 98722667**

## SiteX Property Information Report




## Subject Property Location

### 2401 BAY SPRING ST, PEARLAND, TX 77584-8193

| | | | |
|---|---|---|---|
| County: | **BRAZORIA TX** | Census Tract: | 480396606.061000 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 7502-7101-020 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$481,000** | FSD: | 11 | Common Confidence Score: | 61 |
| Value Range: | $428,090 - $533,910 | ICE Confidence Score: | 89 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | CPL GBC M26 RDB |
| Assd Land Value: | $80,540 | Market Land Value: | $80,540 | Tax Year: | 2026 |
| Assd Improvement: | $363,706 | Market Improvment Value: | $363,706 | Total Taxable Value: | $9,897 |
| Total Assessed Value: | $444,246 | Total Assessor Market Value: | $444,246 | Delinquent Year: | |
| | | | | Tax Account ID: | R539822 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A

| | |
|---|---|
| Abbreviated Description: | SHADOW CREEK RANCH SF-7A (PEARLAND) BLK 1 LOT 20 |
| City/Muni/Twp: | PEARLAND |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 13,421 SF | Bedrooms: | | Pool: | |
| Building Area: | 3541 SF | Baths: | 4 | Fireplace: | 1 |
| Year Built: | 2003 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Brick |
| Number of Units: | | Garage Type: | Garage | Heating: | Electric |
| Number of Stories: | 2 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/17/2024 | Loan Amount: | N/A |
| Document #: | 2024044838 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2046 | Type Finance: | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A
City/Muni/Twp: PEARLAND

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/20/2024 | Sales Price: | $305,453 |
| Document #: | 2024040559 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/17/2021 | Loan Amount: | N/A |
| Document #: | 2021082755 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2046 | Type Finance: | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A
City/Muni/Twp: PEARLAND

# ICE SiteX Report

**OrderID: 98722667**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2019 | Sales Price: | N/A |
| Document #: | 2019023626 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/20/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 13 Block: H Subdivision: THOMAS AND UZZELL SUBDIVISION
Abbreviated Description: PART OF LOT 13
City/Muni/Twp: ALVIN

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/22/2018 | Sales Price: | N/A |
| Document #: | 2018043511 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/21/2018 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: JR B LOGGINS SUBDIVISION Map Ref: VOL605 PG685
City/Muni/Twp: WEST COLUMBIA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/01/2016 | Sales Price: | $304,000 |
| Document #: | 2016030910 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/09/2016 | Loan Amount: | N/A |
| Document #: | 2016026775 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2046 | Type Finance: | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/25/2014 | Sales Price: | N/A |
| Document #: | 2014030999 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 07/24/2014 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF 7A Map Ref: MB22 PG241

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/24/2014 | Sales Price: | N/A |
| Document #: | BK-PG 2014 -30999 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A
Abbreviated Description: SHADOW CREEK RANCH SF-7A (PEARLAND) BLK 1 LOT 20
City/Muni/Twp: PEARLAND

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/07/2003 | Sales Price: | N/A |
| Document #: | 03-027301 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 04/28/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 1 Subdivision: SHADOW CREEK RANCH SF-7A Map Ref: MB22 PG241-244

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | 8,736 SF | Median # of Baths | 3 |
| Median Living Area | 2,921 SF | Median Year Built | 2003 |
| Price Range - 2 Yrs | | Age Range | 22 years to 23 years |
| Median Value | | Median Age | 23 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **2407 BEACON POINTE**<br>**PEARLAND, TX 77584-8195** | 07/02/2026 | | | 3818 | //5 | 2003 | 12,384 SF | Yes |
| | | APN: 7502-7203-012 Document #: 2026032340<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Block: 3 Subdivision: SHADOW CREEK RANCH SF 7B MapRef: VOL 22 PG 245 Abbreviated Description: Lot:12 Block:3<br>Subdivision:SHADOW CREEK RANCH SF 7B Map Ref:VOL 22 PG 245 | | | | | | | | |
| 2 | .16Mi. | **11403 STARLIGHT BAY ST**<br>**PEARLAND, TX 77584-8294** | 07/01/2026 | | | 3017 | //3 | 2003 | 8,834 SF | |
| | | APN: 7502-9202-051 Document #: 2026032149<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 51 Block: 2 Subdivision: SHADOW CREEK RANCH SF9B MapRef: VOL 22 PG 249 Abbreviated Description: Lot:51 Block:2<br>Subdivision:SHADOW CREEK RANCH SF9B Map Ref:VOL 22 PG 249 | | | | | | | | |
| 3 | .31Mi. | **2226 LONG COVE CT**<br>**PEARLAND, TX 77584-8224** | 06/30/2026 | | | 4552 | //8 | 2004 | 12,262 SF | Yes |
| | | APN: 7502-5002-021 Document #: 2026031991<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 21 Block: 2 Subdivision: SHADOW CREEK RANCH SF5 MapRef: VOL 22 PG 107-110 Abbreviated Description: Lot:21 Block:2<br>Subdivision:SHADOW CREEK RANCH SF5 Map Ref:VOL 22 PG 107-110 | | | | | | | | |
| 4 | .28Mi. | **11512 WATERCASTLE CT** | 05/29/2026 | | | 3832 | //8 | 2003 | 10,367 SF | Yes |

# ICE SiteX Report

**OrderID: 98722667**

**PEARLAND, TX 77584-8208**
APN: 7502-5001-025 Document #: 2026026001
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Subdivision: SHADOW CREEK RANCH SF-5 MapRef: VOL 22 PG 107 Abbreviated Description: Lot:25 Block:1 Subdivision:SHADOW CREEK RANCH SF-5 Map Ref:VOL 22 PG 107

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 5 | .21Mi. | **2603 WESTERLAKE DR** | 05/19/2026 | 2246 | //1 | 2003 | 9,039 SF | |

**PEARLAND, TX 77584-7217**
APN: 7502-0102-011 Document #: 2026023810
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: SHADOW CREEK RANCH SF 10 MapRef: VOL 23 PG 117 Abbreviated Description: Lot:11 Block:2 Subdivision:SHADOW CREEK RANCH SF 10 Map Ref:VOL 23 PG 117

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 6 | .16Mi. | **11309 SOFTBREEZE CT** | 05/01/2026 | 2176 | //1 | 2003 | 8,032 SF | |

**PEARLAND, TX 77584-8297**
APN: 7502-9202-075 Document #: 2026020945
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Block: 2 Subdivision: SHADOW CREEK RANCH MapRef: VOL 22 PG 249-252 Abbreviated Description: Lot:75 Block:2 Subdivision:SHADOW CREEK RANCH Map Ref:VOL 22 PG 249-252

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 7 | .36Mi. | **11610 WATERWOOD CT** | 04/20/2026 | 2825 | //1 | 2004 | 7,562 SF | Yes |

**PEARLAND, TX 77584-7400**
APN: 7502-1501-048 Document #: 2026018477
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Block: 1 Subdivision: SHADOW CREEK RANCH SF-15 MapRef: VOL 23 PG 265 Abbreviated Description: Lot:48 Block:1 Subdivision:SHADOW CREEK RANCH SF-15 Map Ref:VOL 23 PG 265

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8 | .19Mi. | **11404 STARLIGHT BAY ST** | 03/17/2026 | 3573 | //3 | 2004 | 8,098 SF | |

**PEARLAND, TX 77584-8284**
APN: 7502-9203-015 Document #: 2026012355
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Subdivision: SHADOW CREEK RANCH SF-9B MapRef: VOL 22 PG 249 Abbreviated Description: Lot:15 Block:3 Subdivision:SHADOW CREEK RANCH SF-9B Map Ref:VOL 22 PG 249

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 9 | .13Mi. | **11601 SUMMER MOON DR** | 11/06/2025 | 4214 | //5 | 2003 | 10,955 SF | |

**PEARLAND, TX 77584-7211**
APN: 7502-0102-005 Document #: 2025053976
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: SHADOW CREEK RANCH SF-10 MapRef: VOL 23 PG 117-120 Abbreviated Description: Lot:5 Block:2 Subdivision:SHADOW CREEK RANCH SF-10 Map Ref:VOL 23 PG 117-120City/Muni/Twp:PEARLAND City/Muni/Twp: PEARLAND

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 10 | .34Mi. | **11201 PALM BAY CT** | 11/05/2025 | 2514 | //4 | 2003 | 14,066 SF | |

**PEARLAND, TX 77584-8251**
APN: 7502-9101-018 Document #: 2025053772
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: SHADOW CREEK RANCH SF-9A MapRef: VOL 22 PG 237-240 Abbreviated Description: Lot:18 Block:1 Subdivision:SHADOW CREEK RANCH SF-9A Map Ref:VOL 22 PG 237-240

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 11 | .18Mi. | **11309 SAILWING CREEK CT** | 10/01/2025 | 2092 | //1 | 2004 | 8,638 SF | |

**PEARLAND, TX 77584-8402**
APN: 7502-9202-021 Document #: 2025047415
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: SHADOW CREEK RANCH SF-9B MapRef: VOL 22 PG 249-252 Abbreviated Description: Lot:21 Block:2 Subdivision:SHADOW CREEK RANCH SF-9B Map Ref:VOL 22 PG 249-252

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 12 | .06Mi. | **11507 BAY CROSSING DR** | 09/17/2025 | 2597 | //1 | 2004 | 8,464 SF | |

**PEARLAND, TX 77584-8183**
APN: 7502-7101-016 Document #: 2025044877
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: SHADOW CREEK RANCH 5F 7A MapRef: VOL 22 PG 241-244 Abbreviated Description: Lot:16 Block:1 Subdivision:SHADOW CREEK RANCH 5F 7A Map Ref:VOL 22 PG 241-244

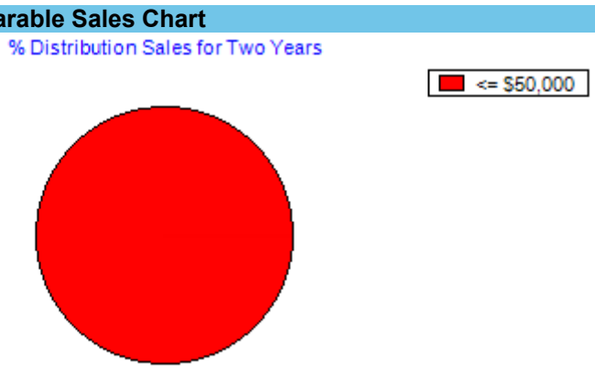
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 13 | .27Mi. | **2615 CRYSTAL FALLS DR** | 08/11/2025 | 2533 | //3 | 2004 | 6,726 SF | Yes |

**PEARLAND, TX 77584-2509**
APN: 7502-1412-003 Document #: 2025038155
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: SHADOW CREEK RANCH SF 14A MapRef: VOL 23 PG 247-250 Abbreviated Description: Lot:3 Block:2 Subdivision:SHADOW CREEK RANCH SF 14A Map Ref:VOL 23 PG 247-250

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 14 | .15Mi. | **11405 STARLIGHT BAY ST** | 07/31/2025 | 4017 | //4 | 2003 | 8,516 SF | Yes |

**PEARLAND, TX 77584-8285**
APN: 7502-9202-052 Document #: 2025036566
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Block: 2 Subdivision: SHADOW CREEK RANCH SF-9B MapRef: VOL 22 PG 249 Abbreviated Description: Lot:52 Block:2 Subdivision:SHADOW CREEK RANCH SF-9B Map Ref:VOL 22 PG 249

## Comparable Sales Chart



# ICE SiteX Report

**OrderID: 98722667**

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. | **2401 BAY SPRING ST** | **07/24/2014** | $444,246 | $444,246 | 3,541 | //4 | 2003 | 13,421 SF | |
| .02Mi. | **11501 BAY CROSSING DR** | **08/26/2015** | $435,310 | $435,310 | 2,956 | //1 | 2005 | 11,286 SF | Yes |
| .02Mi. | **2403 BAY SPRING ST** | **09/07/2016** | $533,430 | $533,430 | 4,406 | //4 | 2003 | 8,616 SF | |
| .03Mi. | **2405 BAY SPRING ST** | **11/18/2020** | $434,780 | $434,780 | 2,825 | //3 | 2002 | 8,751 SF | |
| .03Mi. | **11503 BAY CROSSING DR** | **06/08/2015** | $439,953 | $439,953 | 3,250 | //4 | 2003 | 8,629 SF | |
| .03Mi. | **2411 BEACON POINTE** | **03/14/2017** | $655,740 | $655,740 | 4,821 | //5 | 2003 | 18,957 SF | |
| .04Mi. | **11502 ISLAND BREEZE ST** | **05/02/2022** | $601,010 | $601,010 | 4,163 | //5 | 2004 | 12,310 SF | Yes |
| .04Mi. | **11502 BAY CROSSING DR** | **08/04/2023** | $580,930 | $580,930 | 4,094 | //4 | 2004 | 9,514 SF | Yes |
| .04Mi. | **2407 BAY SPRING ST** | | $440,910 | $440,910 | 3,250 | //4 | 2003 | 8,751 SF | |
| .05Mi. | **11505 BAY CROSSING DR** | **05/26/2004** | $543,780 | $543,780 | 4,017 | //4 | 2004 | 8,311 SF | |
| .05Mi. | **2412 STILL BAY ST** | **04/06/2018** | $354,730 | $354,730 | 2,176 | //1 | 2003 | 8,067 SF | |
| .05Mi. | **2410 STILL BAY ST** | **06/14/2021** | $446,460 | $446,460 | 3,285 | //3 | 2003 | 8,124 SF | |
| .05Mi. | **11504 BAY CROSSING DR** | **08/16/2024** | $466,500 | $466,500 | 3,959 | //4 | 2003 | 9,065 SF | |
| .05Mi. | **2502 STILL BAY ST** | **01/30/2004** | $425,300 | $425,300 | 2,840 | //1 | 2003 | 8,289 SF | |
| .05Mi. | **2408 STILL BAY ST** | **07/13/2022** | $366,660 | $366,660 | 2,230 | //1 | 2003 | 8,124 SF | |
| .05Mi. | **11504 ISLAND BREEZE ST** | **03/17/2014** | $587,780 | $581,792 | 3,918 | //4 | 2004 | 11,970 SF | Yes |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 25% | Households Occupied by Owners: | 70% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.3 years old | Households: | 34,420 |
| Median Household Income: | $112,712 | Households w/Family: | 75% |
| Household Income Per Capita: | $48,237 | Households w/Family Married: | 62% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 42% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Alvin Independent School District | Students: | 30,038 |
| Number of Schools: | 37 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.70Mi. | **Mary Burks Marek Elementary School**<br>Number of Students: 762<br>Student-Teacher Ratio: 14.99 | A | Public | KG - 5 |
| 6.79Mi. | **Manvel High School**<br>Number of Students: 2,238<br>Student-Teacher Ratio: 15.42<br>Advanced Placement: Yes | B- | Public | 9 - 12 |
| 0.83Mi. | **Nolan Ryan Junior High School**<br>Number of Students: 777<br>Student-Teacher Ratio: 16.25 | A- | Public | 6 - 8 |

## Flood Report

The Subject Property of **2401 BAY SPRING ST, PEARLAND, TX 77584-8193** 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** | 79% | LOWER |
| **BURGLARY** | 52% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 94% | SIMILAR |
| **FORCIBLE ROBBERY** | 64% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 44% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 56% | NOTABLY LOWER |
| **MURDER** | 58% | NOTABLY LOWER |
| **OVERALL** | 48% | SIGNIFICANTLY LOWER |

# ICE SiteX Report

**OrderID: 98722667**

## 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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