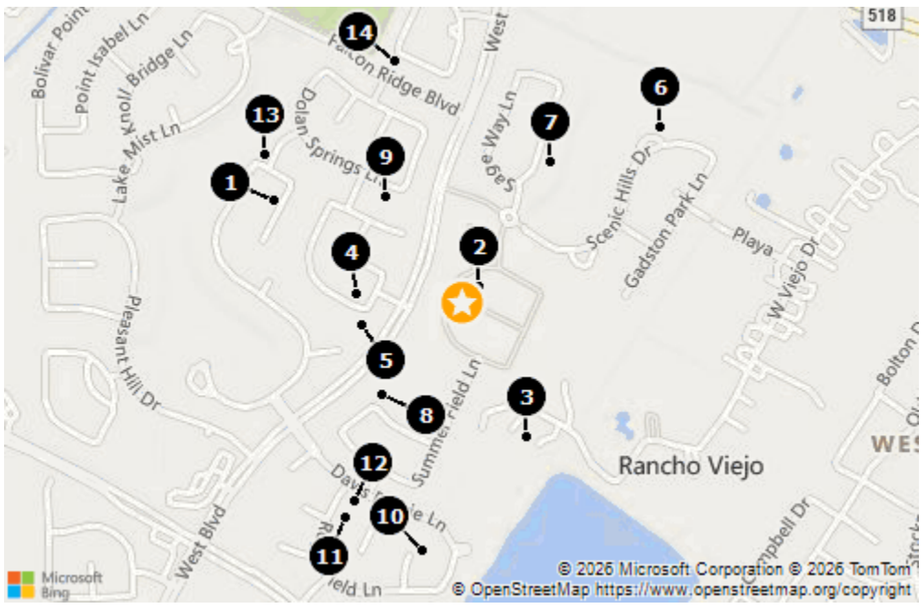
ICE SiteX Report

OrderID: 98665557

SiteX Property Information Report



Subject Property Location

2432 MORNING RIDGE LN, FRIENDSWOOD, TX 77546-1516

County:	**GALVESTON TX**	Census Tract:	481677204.001016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1193-0003-0018-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$853,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$742,110 - $963,890	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C37 D08 GGA M33
Assd Land Value:	$85,510	Market Land Value:	$85,510	Tax Year:	2024
Assd Improvement:	$797,760	Market Improvment Value:	$797,760	Total Taxable Value:	$5,624
Total Assessed Value:	$883,270	Total Assessor Market Value:	$883,270	Delinquent Year:	
				Tax Account ID:	R613552
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Block: 3 Section: 3 Subdivision: ARBOR GATE AT WEST RANCH SEC 3 (2017) AB

Abbreviated Description:	ARBOR GATE AT WEST RANCH SEC 3 (2017) ABST 9, BLOCK 3, LOT 18, ACRES 0.2642
City/Muni/Twp:	FRIENDSWOOD CITY

Property Characteristics

Lot Size:	11,509 SF	Bedrooms:		Pool:	
Building Area:	4432 SF	Baths:	3	Fireplace:	1
Year Built:	2018	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Mixed	Heating:	Central
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:	06/16/2022	Loan Amount:	N/A
Document #:	2022040437 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/24/2052	Type Finance:	VAR

Legal Description:
Lot: 18 Block: 3 Subdivision: ARBOT GATE AT WEST RANCH SECTION 3

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$5,448,472
Document #:	2022033260 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$448,472
Document #:	2020074141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/16/2019	Sales Price:	N/A
Document #:	2019019112 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 04/12/2019
Document Type:
Legal Description:
Lot: 18 Block: 3 Section: 3 Subdivision: ARBOR GATE AT WEST RANCH Map Ref: MAP 2016051524

Prior Transfer

Recording Date:	04/16/2019	Sales Price:	N/A
Document #:	2019019111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2019		
Document Type:			

Legal Description:
Lot: 18 Block: 3 Section: 3 Subdivision: ARBOR GATE AT WEST RANCH Map Ref: MAP 2016051524

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	N/A
Document #:	2019019112 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Block: 3 Section: 3 Subdivision: ARBOR GATE AT WEST RANCH SEC 3 (2017) AB
Abbreviated Description: ARBOR GATE AT WEST RANCH SEC 3 (2017) ABST 9, BLOCK 3, LOT 18, ACRES 0.2642
City/Muni/Twp: FRIENDSWOOD CITY

Prior Transfer

Recording Date:	08/30/2018	Sales Price:	N/A
Document #:	2018052435 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/27/2018		
Document Type:			

Legal Description:
Lot: 18 Block: 3 Section: 3 Subdivision: ARBOR GATE AT WEST RANCH

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	11,145 SF	Median # of Baths	3
Median Living Area	3,590 SF	Median Year Built	2014
Price Range - 2 Yrs		Age Range	7 years to 29 years
Median Value		Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1104 HACKBERRY BRANCH LN** **FRIENDSWOOD, TX 77546-1414**	09/28/2026			4723	//4	2014	10,799 SF	Pool/ Spa
		APN: 7484-0002-0016-000 Document #: 2026046611 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Section: 1 Subdivision: WEST RANCH LAKESIDE Phase No: 1 MapRef: MB 2011A MAP 50 Abbreviated Description: Lot:16 Block:2 Section:1 Subdivision:WEST RANCH LAKESIDE Phase No:1 Map Ref:MB 2011A MAP 50								
2	.03Mi.	**2424 MORNING RIDGE LN** **FRIENDSWOOD, TX 77546-1516**	09/23/2026			4176	//3	2019	11,509 SF	Pool/ Spa
		APN: 1193-0003-0016-000 Document #: 2026045996 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 3 Subdivision: ARBOR GATE AT WEST RANCH SECTION 3 Abbreviated Description: Lot:16 Block:3 Subdivision:ARBOR GATE AT WEST RANCH SECTION 3 City/Muni/Twp:FRIENDSWOOD City/Muni/Twp: FRIENDSWOOD								
3	.25Mi.	**2513 SIERRA MADRE ST** **FRIENDSWOOD, TX 77546-7844**	12/05/2025			2928	//2	1997	207,085 SF	Yes
		APN: 6570-0000-0144-000 Document #: 2025056937 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 144 Subdivision: SLONE SUBDIVISION OUT OF THE JHON DICKINSON LEAGUE MapRef: VOL254 PG54 MAP61A Abbreviated Description: Lot:144 Subdivision:SLONE SUBDIVISION OUT OF THE JHON DICKINSON LEAGUE Map Ref:VOL254 PG54 MAP61A								
4	.15Mi.	**1123 HANCOCK SPRINGS LN** **FRIENDSWOOD, TX 77546-4657**	10/16/2025			3742	//3	2013	8,124 SF	Pool/ Spa
		APN: 7482-0003-0002-000 Document #: 2025048783 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Section: 2 Subdivision: WEST RANCH LAKE RIDGE MapRef: VOL 2012A MAP 97-98 Abbreviated Description: Lot:2 Block:3 Section:2 Subdivision:WEST RANCH LAKE RIDGE Map Ref:VOL 2012A MAP 97-98								
5	.14Mi.	**1136 HANCOCK SPRINGS LN** **FRIENDSWOOD, TX 77546-4656**	09/30/2025			3254	//4	2013	9,810 SF	
		APN: 7482-0001-0004-000 Document #: 2025045714 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Section: 2 Subdivision: WEST RANCH LAKE RIDGE MapRef: VOL 2012-A PG 97 Abbreviated Description: Lot:4 Block:1 Section:2 Subdivision:WEST RANCH LAKE RIDGE Map Ref:VOL 2012-A PG 97								
6	.37Mi.	**2569 SCENIC HILLS DR** **FRIENDSWOOD, TX 77546-1457**	09/26/2025			5472	//4	2019	17,472 SF	Pool/ Spa
		APN: 1198-0001-0006-000 Document #: 2025045398 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Section: 6 Subdivision: ARBOR GATE AT WEST RANCH MapRef: DOC 2018019662 Abbreviated Description: Lot:6 Block:1 Section:6 Subdivision:ARBOR GATE AT WEST RANCH Map Ref:DOC 2018019662								
7	.23Mi.	**837 GALLOWAY MIST LN** **FRIENDSWOOD, TX 77546-1527**	08/14/2025			3480	//3	2017	8,385 SF	
		APN: 1191-0003-0004-000 Document #: 2025037970 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 4 Block: 3 Subdivision: ARBOR GATE AT WEST RANCH SECTION ONE MapRef: DOC 2017004096 Abbreviated Description: Lot:4 Block:3 Subdivision:ARBOR GATE AT WEST RANCH SECTION ONE Map Ref:DOC 2017004096

8	.17Mi.	**2401 LAKE SHADOWS LN** **FRIENDSWOOD, TX 77546-1435**	08/14/2025	4161	//4	2015	14,222 SF	

APN: 1194-0001-0012-000 Document #: 2025038133
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: ARBOR GATE AT WEST RANCH SECTION 4 MapRef: FILE 2015028014 Abbreviated Description: Lot:12 Block:1 Subdivision:ARBOR GATE AT WEST RANCH SECTION 4 Map Ref:FILE 2015028014

9	.18Mi.	**2322 DOLAN SPRINGS LN** **FRIENDSWOOD, TX 77546-3360**	08/07/2025	3353	//3	2013	8,786 SF	Yes

APN: 7482-0002-0001-000 Document #: 2025037083
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: WEST RANCH LAKE RDGE SECTION TWO MapRef: MAP 97&98 Abbreviated Description: Lot:1 Block:2 Subdivision:WEST RANCH LAKE RDGE SECTION TWO Map Ref:MAP 97&98

10	.35Mi.	**1501 TALLOW CHASE CT** **FRIENDSWOOD, TX 77546-1523**	06/30/2025	3699	//4	2016	13,896 SF	

APN: 1250-0003-0014-000 Document #: 2025030344
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 3 Section: 2 Subdivision: AUSTIN CHASE AT WEST RANCH MapRef: MAP 2016008227 Abbreviated Description: Lot:14 Block:3 Section:2 Subdivision:AUSTIN CHASE AT WEST RANCH Map Ref:MAP 2016008227

11	.35Mi.	**1509 ROYAL FIELD LN** **FRIENDSWOOD, TX 77546-1455**	06/20/2025	3314	//4	2016	9,348 SF	

APN: 1249-0002-0003-000 Document #: 2025028771
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Section: 1 Subdivision: AUSTIN CHASE AT WEST RANCH MapRef: FILE 2015026521 Abbreviated Description: Lot:3 Block:2 Section:1 Subdivision:AUSTIN CHASE AT WEST RANCH Map Ref:FILE 2015026521

12	.32Mi.	**1501 ROYAL FIELD LN** **FRIENDSWOOD, TX 77546-1455**	06/11/2025	3470	//	2016	10,916 SF	Pool/ Spa

APN: 1249-0002-0005-000 Document #: 2025027107
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: AUSTIN CHASE AT WEST RANCH SECTIO ONE MapRef: DOC 2015026521 Abbreviated Description: Lot:5 Block:2 Subdivision:AUSTIN CHASE AT WEST RANCH SECTIO ONE Map Ref:DOC 2015026521

13	.35Mi.	**2301 FARRIS VALLEY LN** **FRIENDSWOOD, TX 77546-1421**	05/29/2025	4784	//3	2014	13,647 SF	

APN: 7484-0001-0024-000 Document #: 2025024777
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 1 Subdivision: WEST RANCH LAKESIDE SECTION ONE MapRef: PL 2011A MAP 50 Abbreviated Description: Lot:24 Block:1 Subdivision:WEST RANCH LAKESIDE SECTION ONE Map Ref:PL 2011A MAP 50

14	.35Mi.	**2350 OPAL SPRINGS LN** **FRIENDSWOOD, TX 77546-3364**	05/16/2025	2754	/3/3	2011	11,374 SF	Yes

APN: 6094-0001-0018-000 Document #: 2025022467
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Section: 1 Subdivision: THE RESERVE AT WEST RANCH MapRef: VOL 2011A PG 8 Abbreviated Description: Lot:18 Block:1 Section:1 Subdivision:THE RESERVE AT WEST RANCH Map Ref:VOL 2011A PG 8

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.	**2432 MORNING RIDGE LN**	**04/12/2019**	$883,270	$883,270	4,432	//3	2018	11,509 SF	
.02Mi.	**2436 MORNING RIDGE LN**	**05/27/2020**	$830,000	$830,000	4,255	//3	2018	11,509 SF	
.02Mi.	**2428 MORNING RIDGE LN**	**08/27/2018**	$732,190	$659,977	3,280	//3	2018	11,509 SF	
.03Mi.	**2400 QUIET MANOR CT**	**05/31/2019**	$833,728	$833,728	4,212	//3	2018	12,802 SF	
.03Mi.	**2401 QUIET MANOR CT**		$861,400	$861,400	4,088	//4	2017	12,702 SF	
.03Mi.	**2424 MORNING RIDGE LN**	**03/26/2020**	$859,260	$859,260	4,176	//3	2019	11,509 SF	Pool/ Spa
.03Mi.	**2440 MORNING RIDGE LN**	**05/26/2017**	$914,490	$904,937	4,401	//4	2017	11,504 SF	
.04Mi.	**2429 MORNING RIDGE LN**	**07/30/2019**	$763,500	$763,500	3,287	//3	2018	12,301 SF	
.04Mi.	**2433 MORNING RIDGE LN**	**02/28/2018**	$838,510	$836,000	4,099	//4	2017	12,009 SF	
.04Mi.	**2425 MORNING RIDGE LN**	**12/17/2021**	$722,576	$722,576	3,537	//3	2017	14,571 SF	
.05Mi.	**2437 MORNING RIDGE LN**		$905,090	$905,090	4,324	//4	2018	12,388 SF	
.05Mi.	**2404 QUIET MANOR CT**	**06/24/2019**	$884,150	$884,150	4,290	//3	2018	11,970 SF	
.05Mi.	**2405 QUIET MANOR CT**	**09/29/2017**	$833,100	$833,100	4,324	//4	2017	11,818 SF	
.05Mi.	**1120 TWILIGHT SPRINGS CT**	**02/14/2018**	$898,910	$873,136	4,278	//4	2017	16,021 SF	
.05Mi.	**2444 MORNING RIDGE LN**	**08/30/2021**	$810,000	$810,000	4,144	//3	2017	11,504 SF	Pool/ Spa
.05Mi.	**2420 MORNING RIDGE LN**	**02/14/2020**	$889,300	$624,653	4,254	//3	2016	11,504 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.5 years old	Households:	19,732
Median Household Income:	$124,834	Households w/Family:	79%
Household Income Per Capita:	$49,518	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Friendswood Independent School District	Students:	6,194
Number of Schools:	6	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.08Mi.	**Windsong Elementary School** Number of Students: 607 Student-Teacher Ratio: 14.45	A+	Public	KG - 5
0.47Mi.	**C.W. Cline Elementary School** Number of Students: 906 Student-Teacher Ratio: 16.47	A+	Public	EE - 5
2.48Mi.	**Friendswood High School** Number of Students: 2,014 Student-Teacher Ratio: 16.36 Advanced Placement: Yes	A	Public	9 - 12
0.64Mi.	**Friendswood Junior High School** Number of Students: 1,530 Student-Teacher Ratio: 17.97	A+	Public	6 - 8

Flood Report

The Subject Property of **2432 MORNING RIDGE LN, FRIENDSWOOD, TX 77546-1516** 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	57%	NOTABLY LOWER
BURGLARY	46%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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