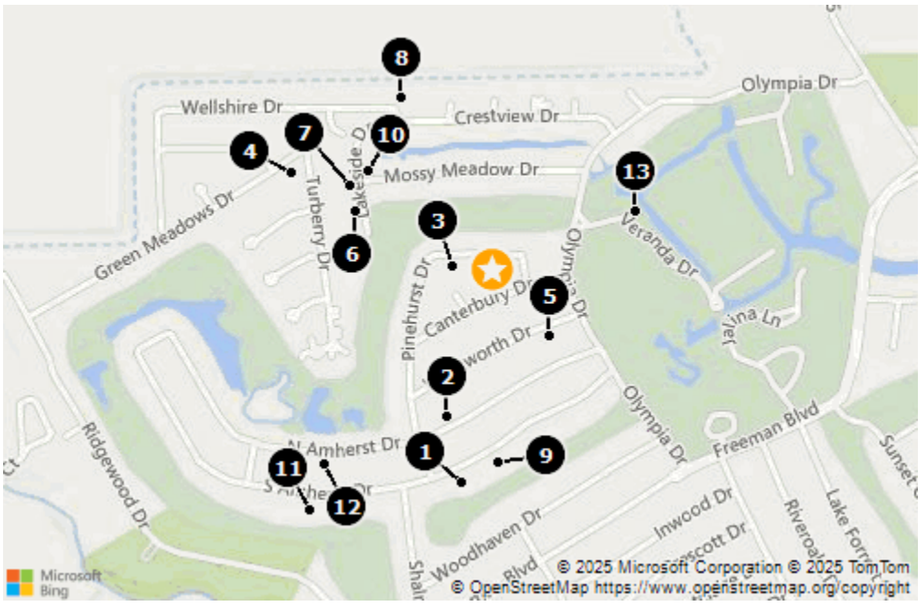
ICE SiteX Report

OrderID: 96071245

SiteX Property Information Report



Subject Property Location

2563 PINEHURST DR, WEST COLUMBIA, TX 77486-9686

County:	**BRAZORIA TX**	Census Tract:	480396620.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2901-1570-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	10
Value Range:	$251,100 - $306,900	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	EM1 EM2 GBC M8 NAV
Assd Land Value:	$41,440	Market Land Value:	$41,440	Tax Year:	2024
Assd Improvement:	$254,040	Market Improvment Value:	$254,040	Total Taxable Value:	$5,476
Total Assessed Value:	$295,480	Total Assessor Market Value:	$295,480	Delinquent Year:	
				Tax Account ID:	R199787
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES SEC 4

Abbreviated Description:	COLUMBIA LAKES SEC 4 (A0133 M VARNER) BLK 42 LOT 24
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	10,359 SF	Bedrooms:		Pool:	Yes
Building Area:	1512 SF	Baths:	1	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1	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:	09/21/2023	Loan Amount:	N/A
Document #:	2023042917 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2063	Type Finance:	

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES

Mortgage Record

Recording Date:	01/30/2023	Loan Amount:	N/A
Document #:	2023004000 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2062	Type Finance:	

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	N/A
Document #:	2023002753 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	07/19/2021	Sales Price:	$206,196
Document #:	2021047009 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2019	Sales Price:	N/A
Document #:	2019014688 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/27/2019		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES Map Ref: VOL 15 PG 3

Prior Transfer

Recording Date:	03/28/2019	Sales Price:	N/A
Document #:	2019013941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/22/2019		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES Map Ref: VOL 15 PG 3

Prior Transfer

Recording Date:	03/27/2019	Sales Price:	N/A
Document #:	BK-PG 2019 -14688	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES SEC 4
Abbreviated Description: COLUMBIA LAKES SEC 4 (A0133 M VARNER) BLK 42 LOT 24
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	11/14/2014	Sales Price:	N/A
Document #:	2014049479 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/13/2014		
Document Type:	Warranty Deed		

Legal Description:
Lot: 24 Block: 42 Section: 4 Subdivision: COLUMBIA LAKES Map Ref: MB15 PG3

Prior Transfer

Recording Date:	04/04/2007	Sales Price:	N/A
Document #:	07-018570 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 24 Block: 42 Subdivision: COLUMBIA LAKES SECTION 4 Map Ref: MAP15 PG3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	9,670 SF	Median # of Baths	1
Median Living Area	1,996 SF	Median Year Built	2002
Price Range - 2 Yrs		Age Range	4 years to 50 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	.3Mi.	**271 S AMHERST DR** **WEST COLUMBIA, TX 77486-8606**	11/13/2025			2487	//1	2017	9,627 SF	Yes
		APN: 2901-0801-000 Document #: 2025055164 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 22 Section: 2 Subdivision: COLUMBIA LAKES MapRef: VOL 14 PG 53-54 Abbreviated Description: Lot:18 Block:22 Section:2 Subdivision:COLUMBIA LAKES Map Ref:VOL 14 PG 53-54								
2	.22Mi.	**262 N AMHERST DR** **WEST COLUMBIA, TX 77486-8622**	10/23/2025			1898	//3	2020	9,121 SF	
		APN: 2901-1608-000 Document #: 2025051581 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 44 Subdivision: COLUMBIA LAKES SECTION 4 MapRef: VOL 15 PG 3 Abbreviated Description: Lot:3 Block:44 Subdivision:COLUMBIA LAKES SECTION 4 Map Ref:VOL 15 PG 3								
3	.06Mi.	**2547 PINEHURST DR** **WEST COLUMBIA, TX 77486-9686**	10/10/2025			1471	//1	1977	8,882 SF	
		APN: 2901-1566-000 Document #: 2025049397 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 42 Subdivision: COLUMBIA LAKES SECTION FOUR MapRef: VOL 15 PG 3 Abbreviated Description: Lot:20 Block:42 Subdivision:COLUMBIA LAKES SECTION FOUR Map Ref:VOL 15 PG 3								
4	.32Mi.	**407 GREEN MEADOWS DR** **WEST COLUMBIA, TX 77486-9605**	10/09/2025			1768	//1	2021	9,374 SF	
		APN: 2901-1212-000 Document #: 2025049142 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 74 Block: 31 Section: 3 Subdivision: COLUMBIA LAKES MapRef: VOL 14 PG 65 Abbreviated Description: Lot:74 Block:31 Section:3 Subdivision:COLUMBIA LAKES Map Ref:VOL 14 PG 65								
5	.13Mi.	**211 WENTWORTH DR** **WEST COLUMBIA, TX 77486-9691**	09/17/2025			2981	//1	1990	18,748 SF	
		APN: 2901-1626-000 Document #: 2025044836 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential								

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Legal: Lot: 21&22 Block: 44 Subdivision: COLUMBIA LAKES SECTION FOUR MapRef: VOL 15 PG 3 Abbreviated Description: Lot:21&22 Block:44 Subdivision:COLUMBIA LAKES SECTION FOUR Map Ref:VOL 15 PG 3

6	.22Mi.	**2538 LAKESIDE DR** **WEST COLUMBIA, TX 77486-9623**	08/07/2025	2225	//4	2016	26,249 SF

APN: 2901-1484-000 Document #: 2025037743
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 39 Section: IV Subdivision: COLUMBIA LAKES Abbreviated Description: Lot:9&10 Block:39 Section:IV Subdivision:COLUMBIA LAKES

7	.24Mi.	**2550 LAKESIDE DR** **WEST COLUMBIA, TX 77486-9623**	07/29/2025	1796	//1	2018	13,125 SF

APN: 2901-1481-000 Document #: 2025035837
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 39 Section: 4 Subdivision: COLUMBIA LAKES MapRef: VOL 15 PG 3 Abbreviated Description: Lot:7 Block:39 Section:4 Subdivision:COLUMBIA LAKES Map Ref:VOL 15 PG 3

8	.27Mi.	**310 WELLSHIRE DR** **WEST COLUMBIA, TX 77486-9653**	07/29/2025	2680	//1	2002	46,566 SF

APN: 2901-1366-000 Document #: 2025035998
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 36 Section: 4 Subdivision: COLUMBIA LAKES MapRef: VOL 15 PG 3 Abbreviated Description: Lot:6&7 Block:36 Section:4 Subdivision:COLUMBIA LAKES Map Ref:VOL 15 PG 3

9	.27Mi.	**255 S AMHERST DR** **WEST COLUMBIA, TX 77486-8606**	07/11/2025	2186	//1	2019	9,670 SF

APN: 2901-0797-000 Document #: 2025032906
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 22 Subdivision: COLUMBIA LAKES SECTION 2 MapRef: VOL 14 PG 53 Abbreviated Description: Lot:14 Block:22 Subdivision:COLUMBIA LAKES SECTION 2 Map Ref:VOL 14 PG 53

10	.23Mi.	**284 MOSSY MEADOW DR** **WEST COLUMBIA, TX 77486-9628**	06/27/2025	1996	//1	1977	8,969 SF

APN: 2901-1450-000 Document #: 2025030248
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 38 Section: 4 Subdivision: COLUMBIA LAKES MapRef: VOL 15 PG 3 Abbreviated Description: Lot:22 Block:38 Section:4 Subdivision:COLUMBIA LAKES Map Ref:VOL 15 PG 3

11	.43Mi.	**341 S AMHERST DR** **WEST COLUMBIA, TX 77486-8608**	06/23/2025	1564	//1	1979	13,482 SF

APN: 2901-1069-000 Document #: 2025029236
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Block: 28 Section: 3 Subdivision: COLUMBIA LAKES MapRef: VOL 14 PG 65&66 Abbreviated Description: Lot:56 Block:28 Section:3 Subdivision:COLUMBIA LAKES Map Ref:VOL 14 PG 65&66

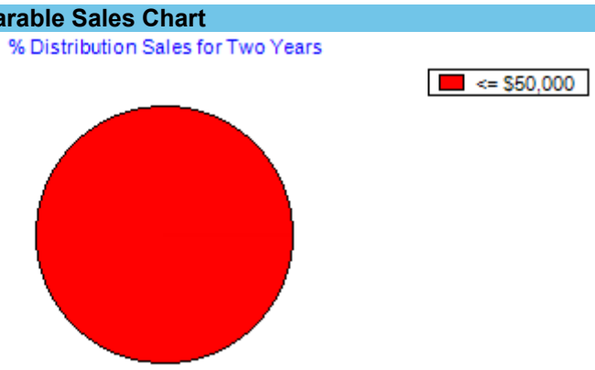
12	.37Mi.	**335 N AMHERST DR** **WEST COLUMBIA, TX 77486-8603**	05/30/2025	2183	//1	1979	9,840 SF

APN: 2901-0979-000 Document #: 2025025378
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 26 Section: 3 Subdivision: COLUMBIA LAKES MapRef: VOL 14 PG 65&66 Abbreviated Description: Lot:23 Block:26 Section:3 Subdivision:COLUMBIA LAKES Map Ref:VOL 14 PG 65&66

13	.22Mi.	**1803 VERANDA DR** **WEST COLUMBIA, TX 77486-9659**	05/22/2025	1469	//1	1975	2,701 SF

APN: 2901-1663-000 Document #: 2025024019
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 46 Section: 5 Subdivision: COLUMBIA LAKES MapRef: VOL 15 PG 61 Abbreviated Description: Lot:30 Block:46 Section:5 Subdivision:COLUMBIA LAKES Map Ref:VOL 15 PG 61

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.	**2563 PINEHURST DR**	**03/27/2019**	$295,480	$295,480	1,512	//1	2007	10,359 SF	Yes
.01Mi.	**2559 PINEHURST DR**	**11/08/2021**	$235,350	$235,350	1,613	//1	1977	11,840 SF	
.03Mi.	**222 CANTERBURY DR**	**02/26/2021**	$281,790	$281,790	1,587	//1	1977	19,619 SF	Yes
.03Mi.	**2555 PINEHURST DR**	**05/15/2017**	$207,640	$207,640	1,567	//1	1977	10,729 SF	
.04Mi.	**2562 PINEHURST DR**	**02/21/2019**	$300,000	$300,000	1,763	//1	2016	9,374 SF	
.04Mi.	**218 CANTERBURY DR**	**08/18/2022**	$229,560	$229,560	1,588	//1	1978	9,531 SF	
.04Mi.	**2558 PINEHURST DR**	**07/26/2018**	$356,400	$356,400	1,718	//1	2018	9,374 SF	Yes
.04Mi.	**2566 PINEHURST DR**	**01/28/2021**	$389,390	$389,390	2,266	//1	2020	9,374 SF	
.04Mi.	**5 CANTERBURY LN**	**07/03/2019**	$416,510	$416,510	2,069	//3	2019	11,792 SF	Yes
.04Mi.	**2551 PINEHURST DR**	**07/07/2022**	$298,870	$298,870	1,735	//1	2018	9,252 SF	
.04Mi.	**2554 PINEHURST DR**	**05/29/2024**	$337,750	$337,750	1,688	//1	2018	9,374 SF	
.05Mi.	**9 CANTERBURY LN**	**08/26/2010**	$394,020	$394,020	2,906	//4	1996	12,310 SF	Yes
.05Mi.	**2550 PINEHURST DR**	**07/30/2018**	$293,480	$289,271	1,590	//1	2018	9,374 SF	
.06Mi.	**2547 PINEHURST DR**	**05/16/2018**	$220,860	$220,860	1,471	//1	1977	8,882 SF	
.06Mi.	**2574 PINEHURST DR**	**06/08/2022**	$283,630	$283,630	1,802	//1	2018	9,161 SF	
.06Mi.	**221 CANTERBURY DR**	**11/18/1999**	$215,040	$215,040	1,923	//1	1976	8,999 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 **2563 PINEHURST DR, WEST COLUMBIA, TX 77486-9686** 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	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

7/5/2024 - urricane Beryl

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