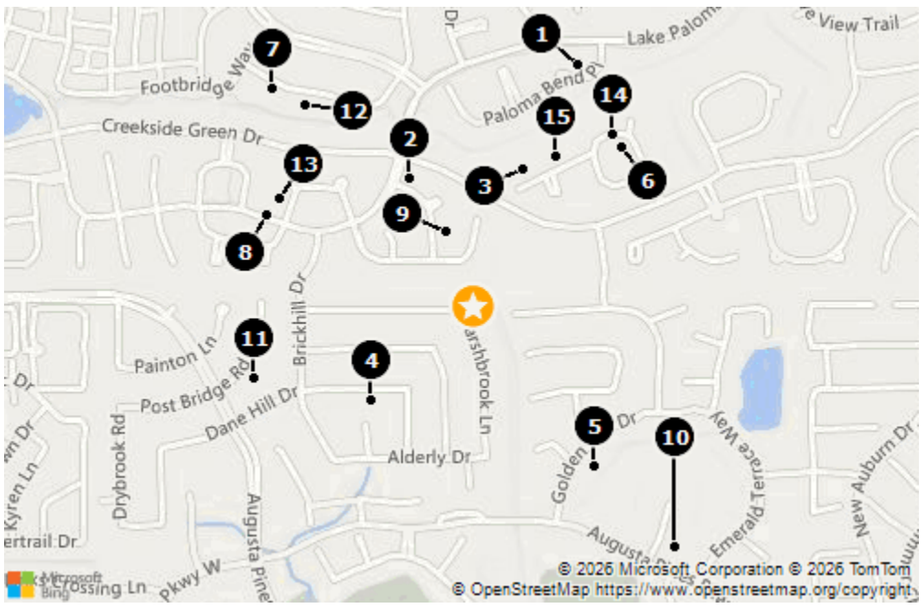
ICE SiteX Report

OrderID: 98722436

SiteX Property Information Report



Subject Property Location

25934 MARSHBROOK LN, SPRING, TX 77389-2108

County:	**HARRIS TX**	Census Tract:	482015553.041000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1158710060019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$460,000**	FSD:	17	Common Confidence Score:	48
Value Range:	$381,800 - $538,200	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	017 041 042 043
Assd Land Value:	$58,847	Market Land Value:	$58,847	Tax Year:	2026
Assd Improvement:	$345,317	Market Improvment Value:	$345,317	Total Taxable Value:	$5,907
Total Assessed Value:	$404,164	Total Assessor Market Value:	$404,164	Delinquent Year:	
				Tax Account ID:	115-871-006-0019
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY Map Ref: MAP 4973D
Abbreviated Description: LT 19 BLK 6 COVENTRY SEC 3

Property Characteristics

Lot Size:	8,464 SF	Bedrooms:	4	Pool:	
Building Area:	2670 SF	Baths:	2	Fireplace:	Yes
Year Built:	2003	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/14/2025	Loan Amount:	N/A
Document #:	2025-54061 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2065	Type Finance:	

Legal Description:
Lot: 19 Block: 6 Section: 1 Subdivision: COVENTRY SECTION THREE

Mortgage Record

Recording Date:	10/31/2023	Loan Amount:	N/A
Document #:	2023-416320 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY

Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	2023-225043 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY

Mortgage Record

Recording Date:	08/11/2022	Loan Amount:	N/A
Document #:	2022-411681 BK-PG -	Loan Type:	FHA

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TD Due Date: 08/01/2050 Type Finance:
Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY

Prior Transfer

Recording Date: 06/10/2022 Sales Price: $264,127
Document #: 2022-303308 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 11/19/2021 Loan Amount: N/A
Document #: 2021-667085 BK-PG - Loan Type: FHA
TD Due Date: 08/01/2050 Type Finance:
Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY
City/Muni/Twp: SPRING

Prior Transfer

Recording Date: 02/25/2020 Sales Price: N/A
Document #: 2020-083549 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 03/13/2019 Sales Price: N/A
Document #: 2019-099224 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 07/24/2018 Sales Price: N/A
Document #: 2018-332376 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 07/05/2018 Sales Price: N/A
Document #: 2018-303210 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Contract Date: 07/03/2018
Document Type:
Legal Description:
Lot: 19 Block: 6 Section: 1&3 Subdivision: COVENTRY Map Ref: VOL 322 PG 33

Mortgage Record

Recording Date: 10/20/2015 Loan Amount: N/A
Document #: 20150477520 BK-PG - Loan Type: Unknown
TD Due Date: 11/09/2035 Type Finance:
Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY

Prior Transfer

Recording Date: 10/08/2015 Sales Price: $129,600
Document #: 20150461947 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 09/23/2015 Loan Amount: N/A
Document #: 20150434345 BK-PG - Loan Type: New Conventional
TD Due Date: 10/01/2030 Type Finance:
Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY

Prior Transfer

Recording Date: 09/05/2006 Sales Price: N/A
Document #: 20060020035 BK-PG 574-05-817 Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 08/17/2006 Sales Price: N/A
Document #: Z538771 BK-PG 02638-1996 Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/14/2006
Document Type:
Legal Description:
Lot: 19 Block: 6 Subdivision: COVENTRY SECTION THREE Map Ref: MB322 PG33
Abbreviated Description: REPLAT POR COVENTRY SEC1

Prior Transfer

Recording Date: 08/28/2003 Sales Price: N/A
Document #: W969049 BK-PG 57405-0815 Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/22/2003
Document Type:
Legal Description:
Lot: 19 Block: 6 Subdivision: COVENTRY SECTION THREE Map Ref: MB322 PG33
Abbreviated Description: REPLAT POR COVENTRY SEC01

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Prior Transfer

Recording Date:	10/09/2002	Sales Price:	N/A
Document #:	W139092 BK-PG 55761-2189	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/2002		
Document Type:			

Legal Description:
Lot: 19 Block: 6 Subdivision: COVENTRY SECTION THREE Map Ref: MB322 PG33
Abbreviated Description: REPLAT POR COVENTRY SEC1

Prior Transfer

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

Legal Description:
Lot: 19 Block: 6 Section: 3 Subdivision: COVENTRY Map Ref: MAP 4973D
Abbreviated Description: LT 19 BLK 6 COVENTRY SEC 3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	12,423 SF	Median # of Baths	3
Median Living Area	4,582 SF	Median Year Built	2011
Price Range - 2 Yrs		Age Range	9 years to 43 years
Median Value		Median Age	15 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**6 PALOMA BEND PL** **SPRING, TX 77389-2157**	08/20/2026			5389	10/5/5	2012	16,008 SF	Yes
		APN: 1331150010028 Document #: 2026-340038 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 1 Section: 25 Subdivision: WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 643009 Abbreviated Description: Lot:28 Block:1 Section:25 Subdivision:WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 643009City/Muni/Twp:CREEKSIDE PARK City/Muni/Twp: CREEKSIDE PARK							
2	.2Mi.	**46 TALLGRASS WAY** **SPRING, TX 77389-4967**	08/18/2026			2704	6/3/2	2010	6,443 SF	
		APN: 1312650010001 Document #: 2026-336141 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: 14 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK Abbreviated Description: Lot:1 Block:1 Section:14 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK							
3	.2Mi.	**22 MARIN CREEK PL** **SPRING, TX 77389-1115**	08/10/2026			5314	11/5/4	2010	12,968 SF	Yes
		APN: 1323650010016 Document #: 2026-322220 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Section: 22 Subdivision: WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 636042 Abbreviated Description: Lot:16 Block:1 Section:22 Subdivision:WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 636042City/Muni/Twp:CREEKSIDE PARK City/Muni/Twp: CREEKSIDE PARK							
4	.19Mi.	**7419 DANE HILL DR** **SPRING, TX 77389-3487**	08/06/2026			2083	7/4/2	2000	8,398 SF	
		APN: 1158710030005 Document #: 2026-320362 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 265 Block: 9 Section: 1 Subdivision: WILLOW FOREST SUBDIVISION MapRef: VOL 215 PG 17 Abbreviated Description: Lot:265 Block:9 Section:1 Subdivision:WILLOW FOREST SUBDIVISION Map Ref:VOL 215 PG 17							
5	.28Mi.	**25706 GOLDEN BELL DR** **SPRING, TX 77389-4078**	08/06/2026			5530	10/5/4	2005	22,825 SF	
		APN: 1234560030003 Document #: 2026-319445 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 1 Subdivision: CARMEN HOMES MapRef: MF 708289 Abbreviated Description: Block:1 Subdivision:CARMEN HOMES Map Ref:MF 708289							
6	.31Mi.	**15 N SHASTA BEND CIR** **SPRING, TX 77389-1110**	07/31/2026			4893	9/4/4	2012	17,245 SF	
		APN: 1323650020004 Document #: 2026-311881 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Section: 22 Subdivision: WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 636042 Abbreviated Description: Lot:4 Block:2 Section:22 Subdivision:WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 636042							
7	.41Mi.	**195 S THATCHER BEND CIR** **SPRING, TX 77389-1586**	07/21/2026			4582	12/6/3	2017	15,015 SF	Yes
		APN: 1344450020012 Document #: 2026-294242 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Section: 36 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 655052 Abbreviated Description: Lot:12 Block:2 Section:36 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 655052							
8	.32Mi.	**203 NEW HARMONY TRL** **SPRING, TX 77389-4955**	07/15/2026			2881	7/4/3	2011	6,957 SF	
		APN: 1312650050023 Document #: 2026-285958 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 5 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK SEC 14 MapRef: MF 627233 Abbreviated Description: Lot:23 Block:5 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK SEC 14 Map Ref:MF 627233							
9	.11Mi.	**14 TALLGRASS WAY** **SPRING, TX 77389-4967**	07/10/2026			2418	7/4/2	2009	7,475 SF	
		APN: 1312650010009 Document #: 2026-278128 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Section: 14 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 627233 Abbreviated Description: Lot:1 Block:9 Section:14 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 627233							
10	.44Mi.	**25606 WINDY ISLE CT** **SPRING, TX 77389-4026**	07/07/2026			3871	11/4/3	2005	17,110 SF	Yes

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APN: 1223930010013 Document #: 2026-270369
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: AUGUSTA PINES SEC 4 MapRef: MF 495120 Abbreviated Description: Lot:13 Block:1 Subdivision:AUGUSTA PINES SEC 4 Map Ref:MF 495120City/Muni/Twp:SPRING City/Muni/Twp: SPRING

11	.32Mi.	**7631 POST BRIDGE RD SPRING, TX 77389-3188**	06/17/2026	3498	8/4/3	1983	14,597 SF	

APN: 1149160100031 Document #: 2026-241039
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 10 Section: 1 Subdivision: COVENTRY MapRef: VOL 319 PG 119 Abbreviated Description: Lot:31 Block:10 Section:1 Subdivision:COVENTRY Map Ref:VOL 319 PG 119

12	.37Mi.	**183 S THATCHER BEND CIR SPRING, TX 77389-1586**	06/15/2026	4808	11/5/4	2017	12,423 SF	Yes

APN: 1344450020015 Document #: 2026-235859
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 655052 Abbreviated Description: Lot:15 Block:2 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 655052

13	.31Mi.	**54 W WOLF CABIN CIR SPRING, TX 77389-4945**	06/10/2026	2308	7/3/3	2012	8,668 SF	

APN: 1312650050020 Document #: 2026-229100
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 5 Section: 14 Subdivision: WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 627233 Abbreviated Description: Lot:20 Block:5 Section:14 Subdivision:WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 627233

14	.24Mi.	**46 S SHASTA BEND CIR SPRING, TX 77389-1113**	05/26/2026	5147	10/5/4	2011	12,158 SF	Yes

APN: 1323650010006 Document #: 2026-203102
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Section: 22 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 636042 Abbreviated Description: Lot:6 Block:1 Section:22 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 636042City/Muni/Twp:SPRING City/Muni/Twp: SPRING

15	.24Mi.	**10 MARIN CREEK PL SPRING, TX 77389-1115**	05/19/2026	5280	6/5/5	2011	12,084 SF	Yes

APN: 1323650010019 Document #: 2026-194443
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Section: 22 Subdivision: THE WOODLANDS VILLAGE OF CREEKSIDE PARK MapRef: MF 636042 Abbreviated Description: Lot:19 Block:1 Section:22 Subdivision:THE WOODLANDS VILLAGE OF CREEKSIDE PARK Map Ref:MF 636042City/Muni/Twp:SPRING City/Muni/Twp: SPRING

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.	**25934 MARSHBROOK LN**		$404,164	$404,164	2,670	8/4/2	2003	8,464 SF	
.01Mi.	**25930 MARSHBROOK LN**		$323,506	$323,506	1,723	6/3/2	2004	8,398 SF	Yes
.02Mi.	**7402 STONESFIELD PL**		$327,418	$327,418	2,082	7/4/2	2002	10,001 SF	
.03Mi.	**25926 MARSHBROOK LN**		$290,711	$290,711	1,622	6/3/2	2004	8,398 SF	
.03Mi.	**7406 STONESFIELD PL**		$360,624	$360,624	2,667	8/4/2	2003	7,113 SF	
.03Mi.	**7411 STONESFIELD PL**		$380,267	$380,267	2,933	9/5/3	2003	10,999 SF	Yes
.04Mi.	**7410 STONESFIELD PL**		$349,866	$349,866	2,565	8/4/2	2002	7,802 SF	
.04Mi.	**25922 MARSHBROOK LN**		$297,687	$297,687	1,839	8/4/2	2004	7,802 SF	
.04Mi.	**25927 MARSHBROOK LN**		$332,445	$332,445	2,743	8/4/3	2003	8,207 SF	
.05Mi.	**35 SAGAMORE RIDGE PL**		$466,669	$466,669	2,408	8/4/2	2009	8,359 SF	
.05Mi.	**7415 STONESFIELD PL**		$338,700	$338,700	2,021	6/3/2	2004	9,596 SF	Yes
.05Mi.	**31 SAGAMORE RIDGE PL**		$563,437	$563,437	2,382	7/3/3	2009	12,963 SF	
.05Mi.	**7226 DIAMOND FALLS LN**		$559,044	$559,044	4,007	11/5/3	2005	13,360 SF	Yes
.05Mi.	**7414 STONESFIELD PL**		$322,618	$322,618	2,731	9/4/2	2003	8,398 SF	
.05Mi.	**39 SAGAMORE RIDGE PL**		$537,454	$537,454	2,630	8/4/2	2009	7,336 SF	
.05Mi.	**25923 MARSHBROOK LN**		$350,000	$350,000	2,072	7/4/2	2003	7,802 SF	

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Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	33.9 years old	Households:	14,965
Median Household Income:	$141,812	Households w/Family:	79%
Household Income Per Capita:	$58,185	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	45%

School District

School District Zone:	Klein Independent School District	Students:	52,437
Number of Schools:	53	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.79Mi.	**Metzler Elementary School** Number of Students: 846 Student-Teacher Ratio: 15.33	A-	Public	PK - 5
5.86Mi.	**Tomball High School** Number of Students: 3,227 Student-Teacher Ratio: 18.09 Advanced Placement: Yes	A-	Public	9 - 12
5.99Mi.	**Tomball Junior High School** Number of Students: 948 Student-Teacher Ratio: 17.57	B+	Public	7 - 8
2.90Mi.	**Klein Oak High School** Number of Students: 3,766 Student-Teacher Ratio: 17.01 Advanced Placement: Yes	B+	Public	9 - 12
2.68Mi.	**Hildebrandt Intermediate School** Number of Students: 1,071 Student-Teacher Ratio: 14.49	B-	Public	6 - 8
0.84Mi.	**Timber Creek Elementary School** Number of Students: 970 Student-Teacher Ratio: 16.09	A+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	51%	NOTABLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

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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