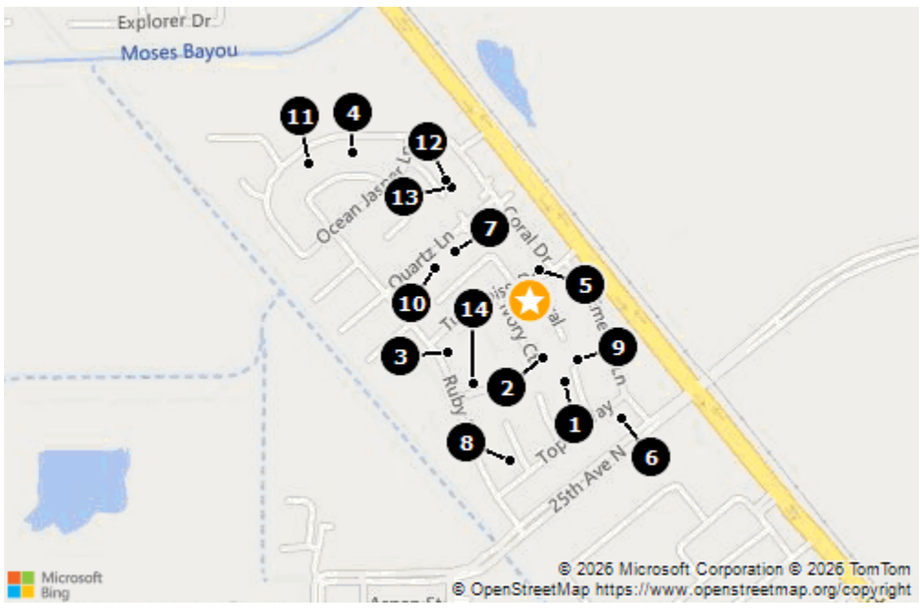
ICE SiteX Report

OrderID: 97573667

SiteX Property Information Report



Subject Property Location

2603 PEARL CT, TEXAS CITY, TX 77591-1469

County:	**GALVESTON TX**	Census Tract:	481677219.023068
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5679-0002-0030-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$255,430 - $318,570	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C31 D02 GGA J05
Assd Land Value:	$24,300	Market Land Value:	$24,300	Tax Year:	2024
Assd Improvement:	$267,930	Market Improvment Value:	$267,930	Total Taxable Value:	$7,201
Total Assessed Value:	$292,230	Total Assessor Market Value:	$292,230	Delinquent Year:	
				Tax Account ID:	R721239
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 2 Section: 7 Subdivision: PEARLBROOK SEC 7 (2018) ABST 180

Abbreviated Description:	LOT 30 BLK 2 PEARLBROOK SEC 7 (2018) ABST 180
City/Muni/Twp:	TEXAS CITY

Property Characteristics

Lot Size:	5,998 SF	Bedrooms:		Pool:	
Building Area:	2224 SF	Baths:	2	Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/20/2024	Loan Amount:	N/A
Document #:	2024012211 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2064	Type Finance:	

Legal Description:
Lot: 30 Block: 2 Section: 7 Subdivision: PEARLBROOK

Mortgage Record

Recording Date:	08/15/2023	Loan Amount:	N/A
Document #:	2023038756 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: 30 Block: 2 Section: 7 Subdivision: PEARLBROOK

Prior Transfer

Recording Date:	11/15/2019	Sales Price:	$201,997
Document #:	2019063266 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	N/A

ICE SiteX Report

OrderID: 97573667

Document #:	2018037717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/19/2018		
Document Type:			

Legal Description:
Lot: 30 Block: 2 Section: 7 Subdivision: PEARLBROOK Map Ref: DOC2017068177

Prior Transfer

Recording Date:	06/19/2018	Sales Price:	N/A
Document #:	2018037717 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 30 Block: 2 Section: 7 Subdivision: PEARLBROOK SEC 7 (2018) ABST 180
Abbreviated Description: LOT 30 BLK 2 PEARLBROOK SEC 7 (2018) ABST 180
City/Muni/Twp: TEXAS CITY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,935 SF	Median # of Baths	2
Median Living Area	2,208 SF	Median Year Built	2019
Price Range - 2 Yrs		Age Range	2 years to 13 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2225 MOONSTONE CT** **TEXAS CITY, TX 77591-2005**	04/17/2026			2232	//2	2014	5,942 SF	
		APN: 5671-0001-0031-000 Document #: 2026017477 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 1 Section: 1 Subdivision: PEARLBROOK MapRef: VOL 2012A PG 31 Abbreviated Description: Lot:31 Block:1 Section:1 Subdivision:PEARLBROOK Map Ref:VOL 2012A PG 31								
2	.08Mi.	**2402 IVORY CT** **TEXAS CITY, TX 77591-1462**	12/17/2025			2245	//2	2018	6,621 SF	
		APN: 5679-0002-0041-000 Document #: 2025059009 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 2 Section: 7 Subdivision: PEARLBROOK MapRef: DOC 2017068177 Abbreviated Description: Lot:41 Block:2 Section:7 Subdivision:PEARLBROOK Map Ref:DOC 2017068177								
3	.13Mi.	**2610 RUBY DR** **TEXAS CITY, TX 77591-1415**	11/12/2025			2245	//2	2015	7,601 SF	
		APN: 5674-0006-0002-000 Document #: 2025053124 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Section: 3 Subdivision: PEARLBROOK MapRef: DOC 2015046980 Abbreviated Description: Lot:2 Block:6 Section:3 Subdivision:PEARLBROOK Map Ref:DOC 2015046980								
4	.33Mi.	**8125 CORAL DR** **TEXAS CITY, TX 77591-1587**	08/25/2025			2821	//2	2024	6,599 SF	
		APN: 5689-0004-0020-000 Document #: 2025039777 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 4 Subdivision: PEARLBROOK SECTION NINE MapRef: FILE 2021092688 Abbreviated Description: Lot:20 Block:4 Subdivision:PEARLBROOK SECTION NINE Map Ref:FILE 2021092688City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY								
5	.05Mi.	**2619 CORAL DR** **TEXAS CITY, TX 77591-1458**	07/01/2025			2184	//2	2020	7,466 SF	
		APN: 5678-0002-0008-000 Document #: 2025030772 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Section: 5 Subdivision: PEARLBROOK MapRef: DOC 2018008905 Abbreviated Description: Lot:8 Block:2 Section:5 Subdivision:PEARLBROOK Map Ref:DOC 2018008905								
6	.21Mi.	**7525 TOPAZ WAY** **TEXAS CITY, TX 77591-2009**	06/12/2025			1604	//2	2016	7,248 SF	
		APN: 5671-0002-0022-000 Document #: 2025027398 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 2 Section: 1 Subdivision: PEARLBROOK MapRef: VOL 2012 A PG 31 Abbreviated Description: Lot:22 Block:2 Section:1 Subdivision:PEARLBROOK Map Ref:VOL 2012 A PG 31								
7	.13Mi.	**7919 QUARTZ LN** **TEXAS CITY, TX 77591-1504**	06/11/2025			2510	//2	2020	7,257 SF	
		APN: 5684-0003-0008-000 Document #: 2025027115 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Section: 6 Subdivision: PEARLBROOK MapRef: FILE 2018044898 Abbreviated Description: Lot:8 Block:3 Section:6 Subdivision:PEARLBROOK Map Ref:FILE 2018044898								
8	.23Mi.	**2117 GARNET CT** **TEXAS CITY, TX 77591-2002**	06/05/2025			2181	//2	2013	6,085 SF	
		APN: 5671-0001-0071-000 Document #: 2025026123 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 71 Block: 1 Section: 1 Subdivision: PEARLBROOK MapRef: VOL 2012A PG 31 Abbreviated Description: Lot:71 Block:1 Section:1 Subdivision:PEARLBROOK Map Ref:VOL 2012A PG 31								
9	.1Mi.	**2310 MOONSTONE CT** **TEXAS CITY, TX 77591-2006**	05/01/2025			2232	//2	2014	9,483 SF	Yes
		APN: 5671-0001-0027-000 Document #: 2025020148 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Section: 1 Subdivision: PEARLBROOK MapRef: VOL 2012A PG 31 Abbreviated Description: Lot:27 Block:1 Section:1 Subdivision:PEARLBROOK Map Ref:VOL 2012A PG 31								
10	.14Mi.	**8007 QUARTZ LN** **TEXAS CITY, TX 77591-1506**	04/21/2025			1912	//2	2020	7,257 SF	
		APN: 5684-0003-0005-000 Document #: 2025017912 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97573667

Legal: Lot: 5 Block: 3 Section: 6 Subdivision: PEARLBROOK MapRef: FILE 2018044898 Abbreviated Description: Lot:5 Block:3 Section:6 Subdivision:PEARLBROOK Map Ref:FILE 2018044898

11	.37Mi.	**8223 ROSE QUARTZ DR** **TEXAS CITY, TX 77591-1584**	04/16/2025	1762	//	2024	5,859 SF

APN: 5689-0004-0015-000 Document #: 2025017486
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: PEARLBROOK SECTION NINE MapRef: FILE 2021092688 Abbreviated Description: Lot:15 Block:4 Subdivision:PEARLBROOK SECTION NINE Map Ref:FILE 2021092688City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY

12	.21Mi.	**2714 AMETHYST CT** **TEXAS CITY, TX 77591-1590**	04/14/2025	2282	//2	2024	5,597 SF

APN: 5687-0005-0035-000 Document #: 2025016836
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 5 Section: 8 Subdivision: PEARLBROOK MapRef: FILE 2020082099 Abbreviated Description: Lot:35 Block:5 Section:8 Subdivision:PEARLBROOK Map Ref:FILE 2020082099City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY

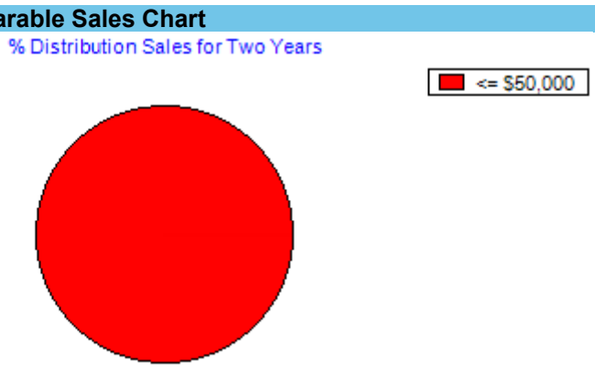
13	.2Mi.	**2710 AMETHYST CT** **TEXAS CITY, TX 77591-1590**	04/10/2025	2121	//2	2024	7,710 SF

APN: 5687-0005-0034-000 Document #: 2025016401
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 5 Subdivision: PEARLBROOK SECTION EIGHT MapRef: FILE 2020082099 Abbreviated Description: Lot:34 Block:5 Subdivision:PEARLBROOK SECTION EIGHT Map Ref:FILE 2020082099City/Muni/Twp:TEXAS CITY City/Muni/Twp: TEXAS CITY

14	.14Mi.	**7902 BERYL CT** **TEXAS CITY, TX 77591-1404**	04/07/2025	1604	//2	2015	5,998 SF

APN: 5674-0006-0008-000 Document #: 2025015873
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: PEARLBROOK SECTION THREE MapRef: DOC 2015046980 Abbreviated Description: Lot:8 Block:6 Subdivision:PEARLBROOK SECTION THREE Map Ref:DOC 2015046980

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.	**2603 PEARL CT**	**06/19/2018**	$292,230	$292,230	2,224	//2	2017	5,998 SF	
.01Mi.	**2521 PEARL CT**	**07/11/2018**	$335,810	$335,810	2,595	//2	2018	5,998 SF	
.01Mi.	**2609 PEARL CT**	**05/03/2018**	$269,890	$269,890	1,854	//2	2017	6,961 SF	
.02Mi.	**2515 PEARL CT**	**06/01/2018**	$287,800	$287,800	2,152	//2	2017	5,998 SF	
.02Mi.	**2602 IVORY CT**	**04/30/2018**	$251,207	$251,207	2,578	//2	2017	5,998 SF	
.02Mi.	**2522 IVORY CT**	**07/20/2023**	$240,490	$240,490	1,604	//2	2017	5,998 SF	
.03Mi.	**2608 IVORY CT**	**08/24/2018**	$269,730	$269,730	1,854	//2	2017	6,909 SF	
.03Mi.	**2516 IVORY CT**	**08/16/2022**	$292,250	$292,250	2,050	//2	2017	5,998 SF	
.03Mi.	**2509 PEARL CT**	**06/21/2019**	$312,100	$312,100	2,413	//2	2017	5,998 SF	
.03Mi.	**2510 IVORY CT**	**05/03/2018**	$268,650	$268,650	1,854	//2	2017	5,998 SF	
.03Mi.	**2608 PEARL CT**	**06/29/2018**	$294,690	$294,690	2,219	//2	2017	7,244 SF	
.04Mi.	**2602 PEARL CT**	**05/31/2018**	$284,597	$284,597	2,531	//2	2017	6,425 SF	
.04Mi.	**2620 AMBER CT**	**06/04/2021**	$242,480	$242,480	1,604	//2	2019	7,353 SF	
.04Mi.	**2503 PEARL CT**	**05/11/2018**	$240,490	$240,490	1,604	//2	2017	5,998 SF	
.04Mi.	**2522 PEARL CT**	**05/11/2018**	$240,550	$240,550	1,604	//2	2017	6,726 SF	
.04Mi.	**2504 IVORY CT**	**06/12/2018**	$321,380	$321,380	2,470	//2	2017	5,998 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	37.6 years old	Households:	6,102
Median Household Income:	$62,339	Households w/Family:	62%
Household Income Per Capita:	$31,730	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

ICE SiteX Report

OrderID: 97573667

School District

School District Zone:	Dickinson Independent School District	Students:	12,554
Number of Schools:	19	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.24Mi.	**Dunbar Middle School** Number of Students: 558 Student-Teacher Ratio: 12.98	B-	Public	5 - 6
4.10Mi.	**Hughes Road Elementary School** Number of Students: 585 Student-Teacher Ratio: 15.91	C+	Public	PK - 4
4.66Mi.	**Dickinson High School** Number of Students: 3,810 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **2603 PEARL CT, TEXAS CITY, TX 77591-1469** 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	140%	NOTABLY HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	80%	LOWER
MURDER	118%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

7/5/2024 - urricane Beryl

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