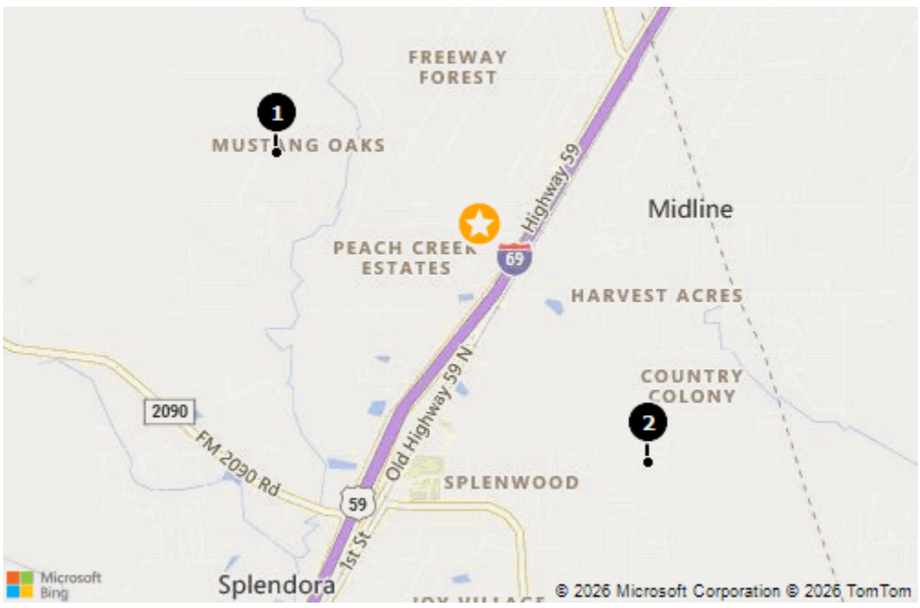
ICE SiteX Report

OrderID: 98722738

SiteX Property Information Report



Subject Property Location

26570 LAKE DR, SPLENDORA, TX 77372-3346

County:	**MONTGOMERY TX**	Census Tract:	483396929.004023
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	7800-03-03500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$146,080 - $205,920	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F07,GMO,HM1,JNH
Assd Land Value:	$12,375	Market Land Value:	$12,375	Tax Year:	2025
Assd Improvement:	$96,633	Market Improvment Value:	$96,633	Total Taxable Value:	$2,055
Total Assessed Value:	$109,008	Total Assessor Market Value:	$109,008	Delinquent Year:	
				Tax Account ID:	R136402
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 78 Subdivision: PEACH CK EST 03 Tract No: 78

Abbreviated Description:	S780003 - PEACH CK EST 03, LOT 78, SERIAL PHH330TX2124204A, LABEL # PFS1287051
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	21,562 SF	Bedrooms:		Pool:	
Building Area:	1512 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2026	Sales Price:	$235,653
Document #:	2026090853 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/19/2025	Loan Amount:	N/A
Document #:	2025048795 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:

Section: 3 Subdivision: PEACH CREEK ESTATES Tract No: 78

Mortgage Record

Recording Date:	12/15/2023	Loan Amount:	N/A
Document #:	2023119951 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:

Lot: 778 Section: 3 Subdivision: PEACH CREEK ESTATES
City/Muni/Twp: SPLENDORA

ICE SiteX Report

OrderID: 98722738

Prior Transfer

Recording Date:	08/16/2023	Sales Price:	$235,653
Document #:	2023077440 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/2021	Sales Price:	N/A
Document #:	2021159586 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/2021		
Document Type:			

Legal Description:

Section: 3 Subdivision: PEACH CREEK ESTATES Tract No: 78 Map Ref: VOL 5 PG 151

Prior Transfer

Recording Date:	11/15/2021	Sales Price:	N/A
Document #:	2021159586 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 78 Subdivision: PEACH CK EST 03 Tract No: 78
Abbreviated Description: S780003 - PEACH CK EST 03, LOT 78, SERIAL PHH330TX2124204A, LABEL # PFS1287051
City/Muni/Twp: UNINCORPORATED AREA

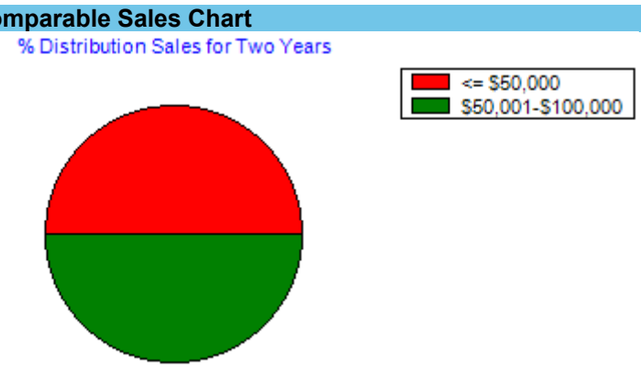
Area Sales Analysis

Total Area Sales	$89,900	Median # of Bedrooms	
Median Lot Size	23,718 SF	Median # of Baths	0.5
Median Living Area	1,074 SF	Median Year Built	1968
Price Range - 2 Yrs	to $89,900	Age Range	40 years to 76 years
Median Value	$44,950	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.2Mi.	**25254 BATES RD SPLENDORA, TX 77372-2900**	09/23/2025			780	//1	1950	37,810 SF	
		APN: 7380-00-16801 Document #: 2025097384 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 95D Subdivision: MUSTANG OAKS Abbreviated Description: Lot:95D Subdivision:MUSTANG OAKS Abbreviated Description:JOHN COLE SURVEY A 121								
2	1.63Mi.	**27401 ROCKING R ST SPLENDORA, TX 77372-4409**	09/15/2025	$89,900	$65	1368	//	1986	9,626 SF	
		APN: 5850-01-09200 Document #: 2025094035 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 6 Block: 4 Abbreviated Description: Lot:6 Block:4								

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.

ICE SiteX Report

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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.	**26570 LAKE DR**	**11/15/2021**	$109,008	$109,008	1,512		2021	21,562 SF	
.02Mi.	**26578 LAKE DR**	**02/06/2017**	$89,223	$75,746	1,352		2016	21,214 SF	
.05Mi.	**26400 LAKE DR**	**12/16/2020**	$29,739	$14,544	960		1990		
.07Mi.	**26404 LAKE DR**	**09/03/2016**	$354,963	$137,517	600	//1	2007	2 SF	
.07Mi.	**26594 LAKE DR**		$123,768	$118,856	2,176		2020		
.07Mi.	**26594 LAKE DR**	**11/25/2000**	$12,823	$12,823	1,537	//1	1966	20,038 SF	
.07Mi.	**26285 E CHRISTINE DR**	**04/05/2002**	$286,711	$124,134	2,128		2002	5 SF	
.09Mi.	**26455 LAKE DR**		$196,102	$56,374	2,128		2001		
.09Mi.	**26455 LAKE DR**	**05/09/2017**	$44,497	$39,082	784		1974	32,365 SF	
.1Mi.	**26450 E CHRISTINE DR**	**06/07/2018**	$81,400	$51,754	1,848		1998	15,202 SF	
.11Mi.	**26464 E CHRISTINE DR**	**04/20/2011**	$30,972	$25,589	1,088		1998	19,602 SF	
.11Mi.	**26472 BRICE LN**	**05/08/2017**	$95,838	$25,920	1,216		1990	36,155 SF	
.11Mi.	**26539 E CHRISTINE DR**	**09/24/2018**	$129,066	$76,557	1,456		2002	2 SF	
.12Mi.	**26496 BRICE LN**		$19,368	$19,368	1,344		1997		
.12Mi.	**26496 BRICE LN**	**03/11/1996**	$172,200	$89,242	740	//1	1991	3 SF	
.12Mi.	**26548 E CHRISTINE DR**	**02/20/2025**	$46,481	$33,610	1,216		1997	19,998 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	34.0 years old	Households:	5,901
Median Household Income:	$65,789	Households w/Family:	79%
Household Income Per Capita:	$31,361	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Splendora Independent School District	Students:	5,687
Number of Schools:	7	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Greenleaf Elementary School** Number of Students: 689 Student-Teacher Ratio: 14.55	D+	Public	PK - 6
2.71Mi.	**Splendora High School** Number of Students: 1,647 Student-Teacher Ratio: 15.82 Advanced Placement: Yes	D	Public	9 - 12
2.89Mi.	**Splendora Junior High School** Number of Students: 877 Student-Teacher Ratio: 16.83	D	Public	7 - 8

Flood Report

The Subject Property of **26570 LAKE DR, SPLENDORA, TX 77372-3346** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	104%	SIMILAR
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	95%	SIMILAR
OVERALL	103%	SIMILAR

Disaster Alerts

3/19/2025 - Pauline Road Fire

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

OrderID: 98722738

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