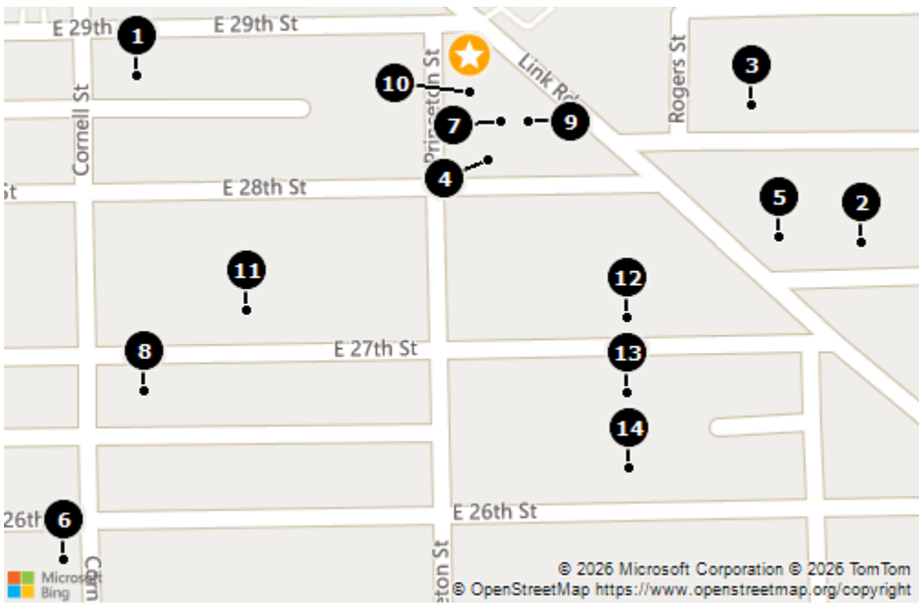
ICE SiteX Report

OrderID: 98655474

SiteX Property Information Report



Subject Property Location

2828 PRINCETON ST, HOUSTON, TX 77009-1050

County:	**HARRIS TX**	Census Tract:	482015115.021005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1361450010002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$502,080 - $543,920	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$142,350	Market Land Value:	$142,350	Tax Year:	2026
Assd Improvement:	$516,852	Market Improvment Value:	$516,852	Total Taxable Value:	$13,498
Total Assessed Value:	$659,202	Total Assessor Market Value:	$659,202	Delinquent Year:	
				Tax Account ID:	136-145-001-0002
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 1 District: 061

Abbreviated Description:	LT 2 BLK 1 HEIGHTS ENCLAVE
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	2,191 SF	Bedrooms:	3	Pool:	
Building Area:	2692 SF	Baths:	3	Fireplace:	Yes
Year Built:	2015	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
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:	Y

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	2023-066283 BK-PG -	Loan Type:	Commercial
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Lot: 2 Block: 1 Subdivision: HEIGHTS ENCLAVE

Prior Transfer

Recording Date:	04/20/2017	Sales Price:	N/A
Document #:	20170168171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2017		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: HEIGHTS ENCLAVE Map Ref: FILE671002

Mortgage Record

Recording Date:	10/07/2016	Loan Amount:	N/A
Document #:	20160454533 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Block: 1 Subdivision: HEIGHTS ENCLAVE

ICE SiteX Report

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Prior Transfer

Recording Date:	06/08/2015	Sales Price:	N/A
Document #:	20150244457 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/05/2015		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: HEIGHTS ENCLAVE Map Ref: FILE671002

Prior Transfer

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

Legal Description:
Lot: 2 Block: 1 District: 061
Abbreviated Description: LT 2 BLK 1 HEIGHTS ENCLAVE
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	3,901 SF	Median # of Baths	2
Median Living Area	2,482 SF	Median Year Built	2009
Price Range - 2 Yrs		Age Range	4 years to 106 years
Median Value		Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**806 E 29TH ST** **HOUSTON, TX 77009-1026**	08/18/2026			2851	8/3/2	2004	5,998 SF	
		APN: 0350750090003 Document #: 2026-334650 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Block: 9 Subdivision: SUNSET HEIGHTS MapRef: VOL 3 PG 43 Abbreviated Description: Lot:3&4 Block:9 Subdivision:SUNSET HEIGHTS Map Ref:VOL 3 PG 43								
2	.15Mi.	**1113 E 27TH ST** **HOUSTON, TX 77009-1103**	08/06/2026			2521	6/3/2	2015	2,500 SF	
		APN: 1363580010001 Document #: 2026-318858 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: TWENTY SEVENTH STREET VILLAS AT SUNSET HEIGHTS MapRef: MF 673016 Abbreviated Description: Lot:1 Block:1 Subdivision:TWENTY SEVENTH STREET VILLAS AT SUNSET HEIGHTS Map Ref:MF 673016								
3	.1Mi.	**1035 E 28TH ST** **HOUSTON, TX 77009-1107**	07/27/2026			2748	7/3/3	2014	2,500 SF	
		APN: 0351100120004 Document #: 2026-301293 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: SUNSET HEIGHTS EXTENSION NO TWO Phase No: 2 MapRef: MF 661259 Abbreviated Description: Lot:4 Block:1 Subdivision:SUNSET HEIGHTS EXTENSION NO TWO Phase No:2 Map Ref:MF 661259								
4	.04Mi.	**1007 E 28TH ST** **HOUSTON, TX 77009-1144**	07/10/2026			2443	6/3/3	2022	1,690 SF	
		APN: 1361450010020 Document #: 2026-277794 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 1 Subdivision: HEIGHTS ENCLAVE MapRef: MF 671002 Abbreviated Description: Lot:20 Block:1 Subdivision:HEIGHTS ENCLAVE Map Ref:MF 671002								
5	.13Mi.	**1105 E 27TH ST** **HOUSTON, TX 77009-1103**	07/01/2026			2359	6/3/3	2014	2,169 SF	
		APN: 1356420010005 Document #: 2026-264480 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: LINK COURT ESTATES MapRef: MF 666056 Abbreviated Description: Lot:5 Block:1 Subdivision:LINK COURT ESTATES Map Ref:MF 666056								
6	.23Mi.	**726 E 26TH ST** **HOUSTON, TX 77009-1002**	06/18/2026			1280	5/3/2	1925	5,301 SF	
		APN: 0350910430003 Document #: 2026-243773 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 41 Subdivision: SUNSET HEIGHTS MapRef: MF 668074 Abbreviated Description: Lot:13 Block:41 Subdivision:SUNSET HEIGHTS Map Ref:MF 668074City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
7	.03Mi.	**2810 PRINCETON ST** **HOUSTON, TX 77009-1050**	05/29/2026			2718	6/3/3	2020	1,716 SF	
		APN: 1361450010010 Document #: 2026-212049 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: HEIGHTS ENCLAVE MapRef: MF 671002 Abbreviated Description: Lot:10 Block:1 Subdivision:HEIGHTS ENCLAVE Map Ref:MF 671002								
8	.17Mi.	**806 E 27TH ST** **HOUSTON, TX 77009-1014**	05/19/2026			1188	4/2/1	1920	8,002 SF	
		APN: 0350840270003 Document #: 2026-195570 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5-9 Block: 1 Subdivision: FOSTER VISTA MapRef: MF 693220 Abbreviated Description: Lot:5-9 Block:1 Subdivision:FOSTER VISTA Map Ref:MF 693220								
9	.03Mi.	**2806 PRINCETON ST** **HOUSTON, TX 77009-1050**	04/30/2026			2718	6/3/3	2016	1,716 SF	
		APN: 1361450010012 Document #: 2026-167516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: HEIGHTS ENCLAVE MapRef: MF 671002 Abbreviated Description: Lot:12 Block:1 Subdivision:HEIGHTS ENCLAVE Map Ref:MF 671002								
10	.01Mi.	**2820 PRINCETON ST** **HOUSTON, TX 77009-1050**	03/20/2026			2708	5/3/3	2015	1,716 SF	
		APN: 1361450010005 Document #: 2026-105763								

ICE SiteX Report

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: HEIGHTS ENCLAVE MapRef: MF 671002 Abbreviated Description: Lot:5 Block:1 Subdivision:HEIGHTS ENCLAVE Map Ref:MF 671002

11	.12Mi.	**823 E 27TH ST** **HOUSTON, TX 77009-1013**	03/13/2026	2131	4/3/2	1940	5,998 SF	

APN: 0350820230037 Document #: 2026-95039
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37&38 Block: 23 Subdivision: SUNSET HEIGHTS MapRef: VOL 3 PG 43 Abbreviated Description: Lot:37&38 Block:23 Subdivision:SUNSET HEIGHTS Map Ref:VOL 3 PG 43City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

12	.1Mi.	**1001 E 27TH ST** **HOUSTON, TX 77009-1017**	03/10/2026	1046	5/2/1	1950	5,998 SF	

APN: 0350820240027 Document #: 2026-90315
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 24 Subdivision: SUNSET HEIGHTS MapRef: VOL 3 PG 43 Abbreviated Description: Lot:27&28 Block:24 Subdivision:SUNSET HEIGHTS Map Ref:VOL 3 PG 43

13	.13Mi.	**1002 E 27TH ST** **HOUSTON, TX 77009-1018**	02/17/2026	2739	7/3/2	2000	5,998 SF	Yes

APN: 0350830260013 Document #: 2026-57400
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 26 Subdivision: SUNSET HEIGHTS MapRef: VOL 3 PG 43 Abbreviated Description: Lot:13&14 Block:26 Subdivision:SUNSET HEIGHTS Map Ref:VOL 3 PG 43

14	.15Mi.	**925 E 26TH ST** **HOUSTON, TX 77009-1005**	02/13/2026	2184	5/2/1	1920	5,998 SF	

APN: 0350830260039 Document #: 2026-54885
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39&40 Block: 26 Subdivision: SUNSET HEIGHTS MapRef: VOL 3 PG 43 Abbreviated Description: Lot:39&40 Block:26 Subdivision:SUNSET HEIGHTS Map Ref:VOL 3 PG 43

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.	**2828 PRINCETON ST**		$659,202	$659,202	2,692	6/3/3	2015	2,191 SF	
.01Mi.	**2830 PRINCETON ST**		$625,605	$625,605	2,464	5/3/3	2015	1,812 SF	
.01Mi.	**2820 PRINCETON ST**		$665,800	$665,800	2,708	5/3/3	2015	1,716 SF	
.01Mi.	**2822 PRINCETON ST**		$654,262	$654,262	2,719	5/3/3	2015	1,969 SF	
.01Mi.	**2818 PRINCETON ST**		$734,722	$734,722	3,060	5/3/3	2015	1,843 SF	
.01Mi.	**2824 PRINCETON ST**		$600,000	$600,000	2,808	5/3/3	2015	2,204 SF	
.02Mi.	**844 E 29TH ST**		$500,000	$500,000	1,260	6/3/2	2002	3,498 SF	
.02Mi.	**2814 PRINCETON ST**		$633,000	$633,000	2,718	6/3/3	2021	1,716 SF	
.02Mi.	**2812 PRINCETON ST**		$485,000	$485,000	2,718	6/3/3	2020	1,716 SF	
.02Mi.	**2816 PRINCETON ST**		$646,594	$646,594	2,868	6/3/3	2023	1,843 SF	
.03Mi.	**2810 PRINCETON ST**		$627,845	$627,845	2,718	6/3/3	2020	1,716 SF	
.03Mi.	**2808 PRINCETON ST**		$600,602	$600,602	2,718	6/3/3	2016	1,712 SF	
.03Mi.	**2811 PRINCETON ST**		$765,289	$765,289	2,617	8/4/2	2002	5,001 SF	
.03Mi.	**2806 PRINCETON ST**		$600,667	$600,667	2,718	6/3/3	2016	1,716 SF	
.03Mi.	**842 E 29TH ST**		$398,200	$398,200	1,368	5/2/2	2002	3,498 SF	
.03Mi.	**2809 PRINCETON ST**		$222,616	$222,616	752	4/2/1	1935	1,751 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

ICE SiteX Report

OrderID: 98655474

Demographics & Income

Median Age:	38.9 years old	Households:	15,081
Median Household Income:	$84,492	Households w/Family:	58%
Household Income Per Capita:	$53,974	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Hamilton Middle School** Number of Students: 911 Student-Teacher Ratio: 17	B	Public	6 - 8
0.82Mi.	**Field Elementary School** Number of Students: 507 Student-Teacher Ratio: 17.51	A+	Public	EE - 5
1.28Mi.	**Reagan High School** Number of Students: 2,426 Student-Teacher Ratio: 19.7	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	149%	NOTABLY HIGHER
FORCIBLE RAPE	89%	LOWER
MURDER	135%	NOTABLY HIGHER
OVERALL	145%	NOTABLY HIGHER

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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