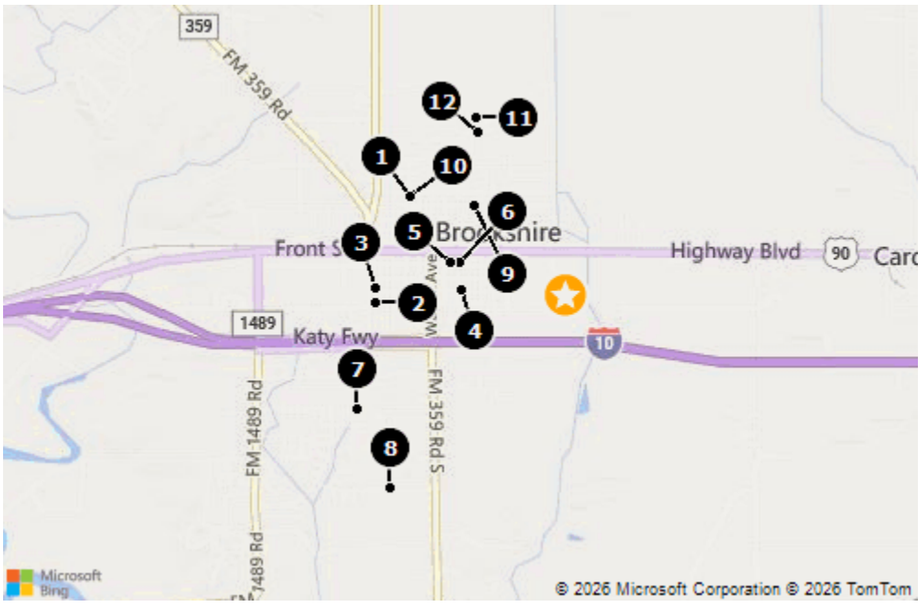
ICE SiteX Report

OrderID: 98722915

SiteX Property Information Report



Subject Property Location

305 HEREFORD RD, BROOKSHIRE, TX 77423-9355

County:	**WALLER TX**	Census Tract:	484736802.022027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	502000-000-021-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$260,360 - $305,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CBR DBK ESD GWA
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$274,850	Market Improvment Value:	$274,850	Total Taxable Value:	$6,032
Total Assessed Value:	$319,850	Total Assessor Market Value:	$319,850	Delinquent Year:	
				Tax Account ID:	R19333
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 21 Subdivision: GLENBROOK
Abbreviated Description: S502000 GLENBROOK LOT 21

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2189 SF	Baths:		Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2026	Sales Price:	N/A
Document #:	2608543 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/08/2022	Sales Price:	N/A
Document #:	2210556 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/05/2022		
Document Type:			

Legal Description:
Lot: 21 Subdivision: THE GLENBROOK SUBDIVISION Map Ref: VOL 157 PG 237
City/Muni/Twp: BROOKSHIRE

Prior Transfer

Recording Date:	08/05/2022	Sales Price:	N/A
Document #:	2210556 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Subdivision: GLENBROOK
Abbreviated Description: S502000 GLENBROOK LOT 21

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Prior Transfer

Recording Date:	05/09/2022	Sales Price:	N/A
Document #:	2206044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/2022		
Document Type:			

Legal Description:
Lot: 21 Subdivision: GLENBROOK SUBDIVISION Map Ref: VOL 157 PG 237
City/Muni/Twp: BROOKSHIRE

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	N/A
Document #:	2204071 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2022		
Document Type:			

Legal Description:
Lot: 21 Subdivision: GLENBROOK

Prior Transfer

Recording Date:	10/25/2010	Sales Price:	$50,100
Document #:	1005820 BK-PG 0920-485	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/18/2005	Loan Amount:	N/A
Document #:	507725 BK-PG 0920-485	Loan Type:	New Conventional
TD Due Date:	11/01/2025	Type Finance:	

Legal Description:
Lot: 21 Subdivision: GLENN BROOK SUDDIVIISON
City/Muni/Twp: BROOKSHIRE

Area Sales Analysis

Total Area Sales	$197,777	Median # of Bedrooms	
Median Lot Size	7,013 SF	Median # of Baths	
Median Living Area	1,471 SF	Median Year Built	2009
Price Range - 2 Yrs	to $197,777	Age Range	1 years to 76 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	1.04Mi.	**4027 1ST ST** **BROOKSHIRE, TX 77423-8319**	09/21/2026			1354	//	1980	7,013 SF	
		APN: 412000-050-002-000 Document #: 2613973 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 50 Section: 74 Subdivision: BROOKSHIRE MapRef: VOL 35 PG 295 Abbreviated Description: Lot:2 Block:50 Section:74 Subdivision:BROOKSHIRE Map Ref:VOL 35 PG 295City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE								
2	1.07Mi.	**4310 SOUTH ST** **BROOKSHIRE, TX 77423-8019**	08/04/2026			1672	//	1992	28,009 SF	
		APN: 548000-043-008-000 Document #: 2611517 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8-11 Block: 43 Subdivision: KELLNER Abbreviated Description: Lot:8-11 Block:43 Subdivision:KELLNER City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE								
3	1.07Mi.	**4310 7TH ST** **BROOKSHIRE, TX 77423-7002**	06/15/2026			1344	//	1984	7,013 SF	
		APN: 548000-042-010-000 Document #: 2608656 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 42 MapRef: VOL 22 PG 230 Abbreviated Description: Lot:10 Block:42 Map Ref:VOL 22 PG 230City/Muni/Twp:KELLNER City/Muni/Twp: KELLNER								
4	.59Mi.	**702 PURDY ST** **BROOKSHIRE, TX 77423-9453**	05/07/2026			1964	//	1950	13,983 SF	
		APN: 412000-015-011-000 Document #: 2606530 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 15 MapRef: VOL 14 PG 69 Abbreviated Description: Lot:10 Block:15 Map Ref:VOL 14 PG 69City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE								
5	.67Mi.	**3716 5TH ST** **BROOKSHIRE, TX 77423-9450**	02/20/2026			1496	//	2021	7,013 SF	
		APN: 412000-002-010-000 Document #: 2102236 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: TOWNSITE OF BROOKSHIRE MapRef: VOL 14 PG 69 Abbreviated Description: Lot:10 Block:2 Subdivision:TOWNSITE OF BROOKSHIRE Map Ref:VOL 14 PG 69								
6	.62Mi.	**3622 5TH ST** **BROOKSHIRE, TX 77423-8302**	02/03/2026			1288	//	1966	13,983 SF	
		APN: 412000-003-011-000 Document #: 2601446 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11&12 Block: 3 MapRef: VOL 14 PG 69 Abbreviated Description: Lot:11&12 Block:3 Map Ref:VOL 14 PG 69City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE								
7	1.34Mi.	**2098 SARAS WAY** **BROOKSHIRE, TX 77423-4520**	01/21/2026			2585	//	2018	SF	
		APN: 444400-007-010-000 Document #: 2600787 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Subdivision: CRYSTAL LAKES SEC 1 MapRef: DOC 1701314 Abbreviated Description: Lot:10 Block:7 Subdivision:CRYSTAL LAKES SEC 1 Map Ref:DOC 1701314								
8	1.43Mi.	**1410 HOVAS LN** **BROOKSHIRE, TX 77423-1565**	01/07/2026			1352	//	2000	104,457 SF	

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APN: 302000-311-001-100 Document #: 2600273
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: THE 95 90 ACRE ISAAC BLACKSHEAR TRACT Tract No: 7 MapRef: VOL 1173 PG 35 Abbreviated Description: Subdivision:THE 95 90 ACRE ISAAC BLACKSHEAR TRACT Tract No:7 Map Ref:VOL 1173 PG 35Abbreviated Description:PORTION OF TRACT 7

9	.73Mi.	**20 CAROL CT** **BROOKSHIRE, TX 77423-8706**	12/22/2025	1257	//	2019	7,841 SF

APN: 519500-000-027-000 Document #: 2516668
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: HERITAGE PLACE SECTION 1 MapRef: VOL 337 PG 125 Abbreviated Description: Lot:27 Subdivision:HERITAGE PLACE SECTION 1 Map Ref:VOL 337 PG 125City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE

10	1.03Mi.	**4023 1ST ST** **BROOKSHIRE, TX 77423-8319**	11/12/2025	1446	//	2021	7,013 SF

APN: 412000-050-003-000 Document #: 2514611
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 50 MapRef: VOL 14 PG 69 Abbreviated Description: Lot:3 Block:50 Map Ref:VOL 14 PG 69City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE

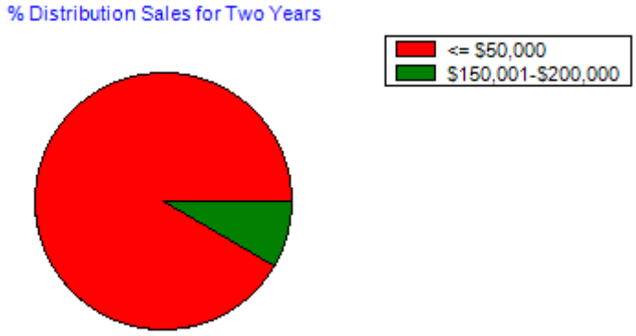
11	1.12Mi.	**3531 BROOK VALLEY DR** **BROOKSHIRE, TX 77423-9089**	09/08/2025	1644	//	2025	5,793 SF

APN: 402000-004-034-000 Document #: 2511187
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 4 Section: 1 Subdivision: BRIARBROOK MapRef: VOL 361 PG 732 Abbreviated Description: Lot:33 Block:4 Section:1 Subdivision:BRIARBROOK Map Ref:VOL 361 PG 732City/Muni/Twp:BROOKSHIRE City/Muni/Twp: BROOKSHIRE

12	1.05Mi.	**3526 BROOK SHADOW DR** **BROOKSHIRE, TX 77423-8608**	08/22/2025	$197,777	$124	1588	//	2021	SF

APN: 402000-003-003-000 Document #: 2510395
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: BRIARBROOK SECTION ONE MapRef: VOL 361 PG 732 Abbreviated Description: Lot:3 Block:3 Subdivision:BRIARBROOK SECTION ONE Map Ref:VOL 361 PG 732

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.	**305 HEREFORD RD**	**08/05/2022**	$319,850	$319,850	2,189		1972		
.02Mi.	**303 HEREFORD RD**	**02/01/2024**	$221,410	$221,410	1,224		1990		
.03Mi.	**319 HEREFORD RD**	**03/16/2023**	$306,780	$306,780	1,740		1978		
.03Mi.	**302 HEREFORD RD**	**12/04/2014**	$355,460	$355,460	2,426		1967		
.03Mi.	**321 HEREFORD RD**	**05/27/2022**	$241,895	$241,895	1,176		1976		
.04Mi.	**306 HEREFORD RD**	**10/08/2020**	$172,370	$172,370	1,180		1972		
.04Mi.	**700 HEREFORD RD**	**09/07/2021**	$331,040	$331,040	2,084		1967		
.04Mi.	**301 HEREFORD RD**	**02/15/2023**	$272,449	$272,449	1,584		1977		
.04Mi.	**606 HEREFORD RD**	**12/08/2016**	$201,940	$201,940	2,084		1972		
.04Mi.	**702 HEREFORD RD**	**09/09/1993**	$352,220	$352,220	2,310		1991		
.05Mi.	**323 HEREFORD RD**	**11/22/2023**	$267,240	$267,240	1,364		1977		
.05Mi.	**310 HEREFORD RD**	**01/18/2018**	$293,510	$293,510	1,736		1974		
.05Mi.	**602 HEREFORD RD**	**06/24/2019**	$225,840	$225,840	1,112		1979		
.06Mi.	**507 HEREFORD RD**	**10/03/1980**	$301,200	$301,200	1,785		1977		
.06Mi.	**325 HEREFORD RD**	**05/02/1996**	$290,560	$290,560	1,590		2003		
.06Mi.	**707 HEREFORD RD**	**03/26/2020**	$594,080	$594,080	2,972		1990	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	75%

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Demographics & Income

Median Age:	33.0 years old	Households:	6,468
Median Household Income:	$89,799	Households w/Family:	81%
Household Income Per Capita:	$38,925	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	47%

School District

School District Zone:	Royal Independent School District	Students:	2,884
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.30Mi.	**Royal Early Childhood Center** Number of Students: 517 Student-Teacher Ratio: 15.89	NA	Public	PK - 1
2.51Mi.	**Royal Jr High School** Number of Students: 639 Student-Teacher Ratio: 17.96	D	Public	6 - 8
2.35Mi.	**Royal Elementary School** Number of Students: 760 Student-Teacher Ratio: 16.05	D	Public	2 - 5
2.19Mi.	**Royal High School** Number of Students: 968 Student-Teacher Ratio: 14.14 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **305 HEREFORD RD, BROOKSHIRE, TX 77423-9355** 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	81%	LOWER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	122%	HIGHER
OVERALL	131%	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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