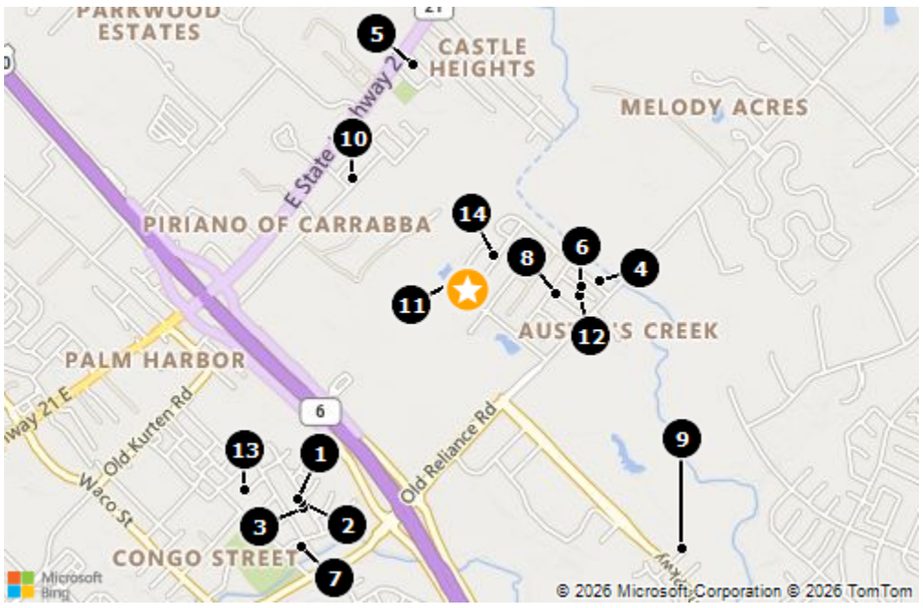
ICE SiteX Report

OrderID: 97841969

SiteX Property Information Report



Subject Property Location

3105 MARGARET RUDDER PKWY, BRYAN, TX 77808-1568

County:	**BRAZOS TX**	Census Tract:	480410001.042020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	548700-0602-0270	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$334,800 - $385,200	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C1,G1,S1,ZRFND
Assd Land Value:	$64,000	Market Land Value:	$64,000	Tax Year:	2024
Assd Improvement:	$299,083	Market Improvment Value:	$299,083	Total Taxable Value:	$6,335
Total Assessed Value:	$363,083	Total Assessor Market Value:	$363,083	Delinquent Year:	
				Tax Account ID:	445799
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 27 Block: 2 Subdivision: RUDDER POINTE PH 6
Abbreviated Description: RUDDER POINTE PH 6, BLOCK 2, LOT 27
City/Muni/Twp: CITY OF BRYAN

Property Characteristics

Lot Size:	6,199 SF	Bedrooms:	4	Pool:	
Building Area:	1935 SF	Baths:	3	Fireplace:	Yes
Year Built:	2023	Partial Baths:	1	Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/10/2026	Sales Price:	N/A
Document #:	1583064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2023	Sales Price:	$284,000
Document #:	1517194 BK-PG 18704-151	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	N/A
Document #:	1516805 BK-PG 18949-249	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2023		
Document Type:			
Legal Description:			

Lot: 27 Block: 2 Subdivision: RUDDER POINTE SUBDIVISION Phase No: 6 Map Ref: VOL 18403 PG 182
City/Muni/Twp: BRYAN

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	N/A

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OrderID: 97841969

Document #:	1516805 BK-PG 18949 -249	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Block: 2 Subdivision: RUDDER POINTE PH 6
Abbreviated Description: RUDDER POINTE PH 6, BLOCK 2, LOT 27
City/Muni/Twp: CITY OF BRYAN

Prior Transfer

Recording Date:	06/26/2023	Sales Price:	N/A
Document #:	1505592 BK-PG 18704-146	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/2023		
Document Type:			

Legal Description:
Lot: 27 Block: 2 Subdivision: RUDDER POINTE PHASE 6 Map Ref: VOL 18403 PG 182
City/Muni/Twp: BRYAN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,105 SF	Median # of Baths	2
Median Living Area	1,577 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	2 years to 50 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**805 DUNBAR DR** **BRYAN, TX 77803-7414**	05/20/2026			1682	/3/3	1985	11,252 SF	
		APN: 239000-0006-0070 Document #: 1586623 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 6 Subdivision: EAST PARK ADDITION MapRef: VOL 273 PG 329 Abbreviated Description: Lot:7 Block:6 Subdivision:EAST PARK ADDITION Map Ref:VOL 273 PG 329Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
2	.76Mi.	**807 DUNBAR DR** **BRYAN, TX 77803-7414**	05/20/2026			1822	/3/2	1986	11,252 SF	
		APN: 239000-0006-0060 Document #: 1586625 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: FIRST INSTALLMENT EASTPARK ADDITION MapRef: VOL 273 PG 329 Abbreviated Description: Lot:6 Block:6 Subdivision:FIRST INSTALLMENT EASTPARK ADDITION Map Ref:VOL 273 PG 329City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
3	.76Mi.	**809 DUNBAR DR** **BRYAN, TX 77803-7414**	05/20/2026			1412	//	1986	11,252 SF	
		APN: 239000-0006-0050 Document #: 1586624 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Subdivision: EAST PARK ADDITION FIRST INSTALLMENT MapRef: VOL 273 PG 329 Abbreviated Description: Lot:5 Block:6 Subdivision:EAST PARK ADDITION FIRST INSTALLMENT Map Ref:VOL 273 PG 329City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
4	.37Mi.	**3412 POINTE DU HOC DR** **BRYAN, TX 77808-2339**	04/10/2026			1584	6/3/2	2021	7,144 SF	
		APN: 548700-0206-0030 Document #: 1583107 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: RUDDER POINTE SUBDIVISION Phase No: 2 MapRef: VOL 16214 PG 5 Abbreviated Description: Lot:3 Block:6 Subdivision:RUDDER POINTE SUBDIVISION Phase No:2 Map Ref:VOL 16214 PG 5City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
5	.64Mi.	**1513 FRANKFORT ST** **BRYAN, TX 77808-5532**	10/31/2025			1444	6/3/2	2023	5,502 SF	
		APN: 184000-0014-0160 Document #: 1570863 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 14 Subdivision: CASTLE HEIGHTS SUBDIVISION MapRef: VOL 134 PG 183 Abbreviated Description: Lot:16 Block:14 Subdivision:CASTLE HEIGHTS SUBDIVISION Map Ref:VOL 134 PG 183City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
6	.32Mi.	**3420 UTAH CT** **BRYAN, TX 77808-2345**	10/24/2025			1878	6/3/2	2020	6,882 SF	
		APN: 548700-0205-0170 Document #: 1570365 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 5 Subdivision: RUDDER POINTE SUBDIVISION Phase No: 2 MapRef: VOL 16214 PG 5 Abbreviated Description: Lot:17 Block:5 Subdivision:RUDDER POINTE SUBDIVISION Phase No:2 Map Ref:VOL 16214 PG 5City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
7	.85Mi.	**1901 MANNING WAY** **BRYAN, TX 77803-3490**	10/23/2025			1128	//	1979	6,151 SF	
		APN: 239000-0002-0010 Document #: 1570279 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: EAST PARK ADDITION MapRef: VOL 273 PG 329 Abbreviated Description: Lot:1 Block:2 Subdivision:EAST PARK ADDITION Map Ref:VOL 273 PG 329Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
8	.25Mi.	**3436 OMAHA CT** **BRYAN, TX 77808-2343**	09/26/2025			1629	6/3/2	2020	7,841 SF	
		APN: 548700-0204-0200 Document #: 1568164 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 4 Subdivision: RUDDER POINTE SUBDIVISION Phase No: 2 MapRef: VOL 16214 PG 5 Abbreviated Description: Lot:20 Block:4 Subdivision:RUDDER POINTE SUBDIVISION Phase No:2 Map Ref:VOL 16214 PG 5City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
9	.92Mi.	**2707 COLONY CREEK DR** **BRYAN, TX 77808-5210**	09/02/2025			2130	/4/2	2006	13,900 SF	
		APN: 118500-0901-0040 Document #: 1566318 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: AUSTINS COLONY PHASE NINE 9 Abbreviated Description: Lot:4 Block:1 Subdivision:AUSTINS COLONY PHASE NINE 9 City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN								
10	.45Mi.	**4002 HIGH ST** **BRYAN, TX 77808-5417**	08/28/2025			1097	6/3/2	2015	6,164 SF	
		APN: 184000-0004-0023 Document #: 1565956 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 2R-4 Block: 4 Subdivision: CASTLE HEIGHTS SUBDIVISION MapRef: VOL 12565 PG 249 Abbreviated Description: Lot:2R-4 Block:4 Subdivision:CASTLE HEIGHTS SUBDIVISION Map Ref:VOL 12565 PG 249City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

11	.05Mi.	**3124 CHARGE LN** **BRYAN, TX 77808-1570**	06/09/2025	1569	6/3/2	2024	6,177 SF

APN: 548700-0602-0070 Document #: 1558840
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: RUDDER POINTE SUBDIVISION MapRef: VOL 18403 PG 182 Abbreviated Description: Lot:7 Block:2 Subdivision:RUDDER POINTE SUBDIVISION Map Ref:VOL 18403 PG 182City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

12	.31Mi.	**3417 UTAH CT** **BRYAN, TX 77808-2346**	06/03/2025	1392	6/3/2	2020	6,490 SF

APN: 548700-0205-0070 Document #: 1558386
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Subdivision: RUDDER POINTE MapRef: VOL 16214 PG 5 Abbreviated Description: Lot:7 Block:5 Subdivision:RUDDER POINTE Map Ref:VOL 16214 PG 5City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

13	.84Mi.	**1908 CALVERT CIR** **BRYAN, TX 77803-3480**	05/16/2025	1352	/3/2	1976	11,596 SF

APN: 239000-0011-0050 Document #: 1557057
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 11 Subdivision: EAST PARK ADDITION MapRef: VOL 273 PG 329 Abbreviated Description: Lot:5 Block:11 Subdivision:EAST PARK ADDITION Map Ref:VOL 273 PG 329City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

14	.12Mi.	**3153 MARGARET RUDDER PKWY** **BRYAN, TX 77808-1568**	05/02/2025	1817	//	2024	7,065 SF

APN: 548700-0602-0150 Document #: 1555880
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: RUDDER POINTE SUBDIVISION PHASE 6 MapRef: VOL 18403 PG 182 Abbreviated Description: Lot:15 Block:2 Subdivision:RUDDER POINTE SUBDIVISION PHASE 6 Map Ref:VOL 18403 PG 182City/Muni/Twp:BRYAN City/Muni/Twp: BRYAN

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.	**3105 MARGARET RUDDER PKWY**	**11/29/2023**	$363,083	$363,083	1,935	6/4/3	2023	6,199 SF	
.01Mi.	**3109 MARGARET RUDDER PKWY**	**03/28/2024**	$351,307	$351,307	1,844	6/4/2	2023	6,199 SF	
.01Mi.	**3101 MARGARET RUDDER PKWY**	**12/03/2024**	$243,248	$243,248	1,562		2024	6,255 SF	
.02Mi.	**3113 MARGARET RUDDER PKWY**	**12/17/2024**	$350,211	$350,211	1,828		2024	6,199 SF	
.02Mi.	**3104 CHARGE LN**	**05/05/2025**	$337,983	$337,983	1,694		2024	6,177 SF	
.03Mi.	**3100 CHARGE LN**	**06/11/2024**	$360,175	$342,170	1,882	6/4/2	2023	6,129 SF	
.03Mi.	**3117 MARGARET RUDDER PKWY**	**01/26/2024**	$324,900	$324,900	1,678	6/4/2	2023	6,199 SF	
.03Mi.	**3112 CHARGE LN**	**03/07/2024**	$320,484	$320,484	1,522	6/3/2	2023	6,177 SF	
.03Mi.	**3104 MARGARET RUDDER PKWY**	**04/30/2024**	$373,703	$373,703	2,007	6/3/2	2023	6,203 SF	
.03Mi.	**3100 MARGARET RUDDER PKWY**	**02/08/2024**	$363,083	$363,083	1,935	6/4/3	2023	6,286 SF	
.03Mi.	**3108 MARGARET RUDDER PKWY**	**09/03/2024**	$337,329	$337,329	1,724	6/3/2	2024	6,203 SF	
.04Mi.	**3116 CHARGE LN**	**07/17/2024**	$323,789	$323,789	1,578		2024	6,177 SF	
.04Mi.	**3112 MARGARET RUDDER PKWY**	**10/31/2024**	$372,292	$372,292	1,931		2024	6,203 SF	
.04Mi.	**3121 MARGARET RUDDER PKWY**	**09/19/2024**	$331,561	$331,561	1,660	6/3/2	2023	6,199 SF	
.04Mi.	**3116 MARGARET RUDDER PKWY**	**07/30/2024**	$352,616	$352,616	1,797	6/3/2	2024	6,203 SF	
.04Mi.	**3120 CHARGE LN**	**12/27/2024**	$353,903	$353,903	1,784		2024	6,177 SF	

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Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **3105 MARGARET RUDDER PKWY, BRYAN, TX 77808-1568** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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