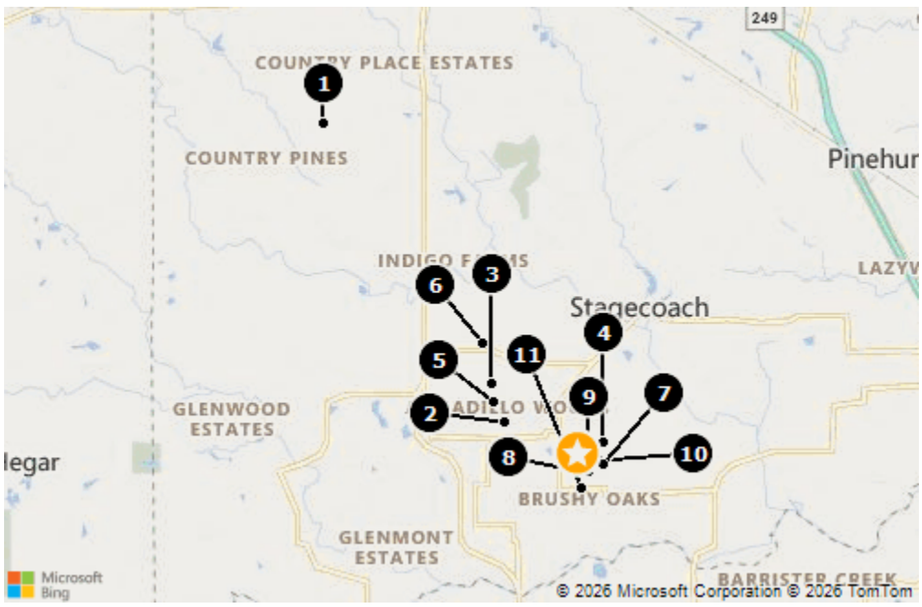
ICE SiteX Report

OrderID: 98444973

SiteX Property Information Report



Subject Property Location

31423 W TIMBERLOCH TRL, MAGNOLIA, TX 77355-5906

County:	**MONTGOMERY TX**	Census Tract:	483396901.024002
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	9265-02-00700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$168,780 - $219,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F10,GMO,HM1,JNH
Assd Land Value:	$65,312	Market Land Value:	$65,312	Tax Year:	2025
Assd Improvement:	$156,917	Market Improvment Value:	$156,917	Total Taxable Value:	$1,364
Total Assessed Value:	$181,887	Total Assessor Market Value:	$222,229	Delinquent Year:	
				Tax Account ID:	R311102
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 1 Subdivision: TIMBERLOCH ESTATES

Abbreviated Description:	S926502 - TIMBERLOCH ESTATES 02, BLOCK 1, LOT 7, SERIAL TC05TX0108114A, TITLE # CN#00111128, LABEL # NTA1334771, MODEL CAVALI
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	16,328 SF	Bedrooms:		Pool:	
Building Area:	1716 SF	Baths:		Fireplace:	
Year Built:	2004	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:	06/01/2026	Sales Price:	$88,528
Document #:	2026057080 BK-PG 835-10-991	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/21/2026	Sales Price:	$88,528
Document #:	2026039664 BK-PG 835-991	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/15/2023	Loan Amount:	N/A
Document #:	2023110341 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2063	Type Finance:	
Legal Description:			

Lot: 7 Block: 1 Section: 2 Subdivision: TIMBERLOCH ESTATES

Mortgage Record

Recording Date:	09/19/2022	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98444973

Document #:	2022115393 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2062	Type Finance:	

Legal Description:
Lot: 7 Block: 1 Section: 2 Subdivision: TIMBERLOCH ESTATES
City/Muni/Twp: MAGNOLIA

Prior Transfer

Recording Date:	10/11/2011	Sales Price:	$88,528
Document #:	2011090242 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2005	Sales Price:	N/A
Document #:	2005-059278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/26/2005		
Document Type:			

Legal Description:
Lot: 7 Block: 1 Subdivision: TIMBERLOCH ESTATES SECTION TWO Map Ref: MB S PG28

Prior Transfer

Recording Date:	06/06/2005	Sales Price:	N/A
Document #:	BK-PG 838.10 -2654	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 1 Subdivision: TIMBERLOCH ESTATES
Abbreviated Description: S926502 - TIMBERLOCH ESTATES 02, BLOCK 1, LOT 7, SERIAL TC05TX0108114A, TITLE # CN#00111128, LABEL # NTA1334771, MODEL CAVALI
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	01/15/2003	Sales Price:	N/A
Document #:	2003-005293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/31/2002		
Document Type:			

Legal Description:
Lot: 7 Block: 1 Subdivision: TIMBERLOCH ESTATES SECTION TWO Map Ref: MB S PG28

Area Sales Analysis

Total Area Sales	$125,999	Median # of Bedrooms	
Median Lot Size	15,362 SF	Median # of Baths	
Median Living Area	1,568 SF	Median Year Built	1999
Price Range - 2 Yrs	to $125,999	Age Range	13 years to 48 years
Median Value		Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**31519 TERRI LN** **MAGNOLIA, TX 77355-4054**	09/21/2026			1440	//	1978	48,613 SF	
		APN: 5070-00-00100 Document #: 2026100432 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Block: 1 Subdivision: FAWNWOOD SUBDIVISION MapRef: CAB B SH 17 Abbreviated Description: Lot:1 Block:1 Subdivision:FAWNWOOD SUBDIVISION Map Ref:CAB B SH 17Abbreviated Description:THE GEORGE H BRINGHURST SURVEY ABSTRACT 86								
2	.88Mi.	**19207 TURTLE DOVE LN** **MAGNOLIA, TX 77355-4576**	06/09/2026			1904	//	1996	44,039 SF	
		APN: 9302-00-17300 Document #: 2026060253 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 65 Block: 6 Subdivision: TURTLE CREEK SUBDIVISION MapRef: CAB C SH 11 Abbreviated Description: Lot:65 Block:6 Subdivision:TURTLE CREEK SUBDIVISION Map Ref:CAB C SH 11								
3	1.24Mi.	**17403 WALNUT LN** **MAGNOLIA, TX 77355-4100**	04/28/2026			1976	//	1996	23,087 SF	
		APN: 4035-02-04700 Document #: 2026042590 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 29&30 Block: 2 Section: 2 Subdivision: DOGWOOD HILLS MapRef: CAB A SH 177B Abbreviated Description: Lot:29&30 Block:2 Section:2 Subdivision:DOGWOOD HILLS Map Ref:CAB A SH 177B								
4	.31Mi.	**31530 E TIMBERLOCH CT** **MAGNOLIA, TX 77355-5911**	01/20/2026			1568	//	2004	14,575 SF	
		APN: 9265-02-03100 Document #: 2026005475 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Block: 3 Section: 2 Subdivision: TIMBERLOCH ESTATES MapRef: CAB S SH 28 Abbreviated Description: Lot:7 Block:3 Section:2 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB S SH 28								
5	1.11Mi.	**16307 ANTELOPE LN** **MAGNOLIA, TX 77355-4516**	12/19/2025	$125,999	$62	2016	//	1999	22,000 SF	
		APN: 2157-00-08200 Document #: 2025130871 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 55 Block: 2 Subdivision: ARMADILLO WOODS MapRef: CAB E SH 19B Abbreviated Description: Lot:55 Block:2 Subdivision:ARMADILLO WOODS Map Ref:CAB E SH 19B								
6	1.64Mi.	**26619 N HEATON LN** **MAGNOLIA, TX 77355-2149**	10/10/2025			1456	//	2013	14,810 SF	
		APN: 4035-00-01801 Document #: 2025104721 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Block: 2 Subdivision: DOGWOOD HILLS MapRef: CAB A SH 30B Abbreviated Description: Lot:5 Block:2 Subdivision:DOGWOOD HILLS Map Ref:CAB A SH 30B								
7	.31Mi.	**31322 E TIMBERLOCH TRL**	09/15/2025			1216	//	1999	10,860 SF	

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MAGNOLIA, TX 77355-5858
APN: 9265-00-08600 Document #: 2025093909
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 14 Block: 3 Section: 1 Subdivision: TIMBERLOCH ESTATES MapRef: CAB M SH 133 Abbreviated Description: Lot:14 Block:3 Section:1 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB M SH 133

8	.22Mi.	**31218 W TIMBERLOCH TRL**	09/12/2025	2016	//	1999	15,362 SF	

MAGNOLIA, TX 77355-5871
APN: 9265-00-09500 Document #: 2025093402
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 Block: 4 Subdivision: TIMBERLOCH ESTATES MapRef: CAB M PG 133 Abbreviated Description: Lot:7 Block:4 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB M PG 133

9	.24Mi.	**31222 WIDE OAK CIR**	09/10/2025	1344	//	2001	11,356 SF	

MAGNOLIA, TX 77355-5865
APN: 9265-00-03500 Document #: 2025092777
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 10 Block: 2 Section: 2 Subdivision: TIMBERLOCH ESTATES MapRef: CAB M SH 133 Abbreviated Description: Lot:10 Block:2 Section:2 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB M SH 133

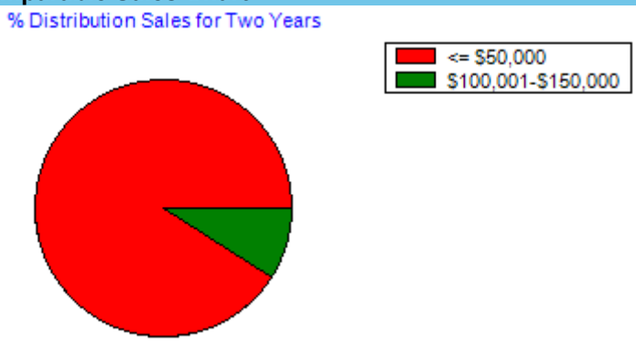
10	.25Mi.	**16203 OAK LACE LN**	06/09/2025	1120	//	1997	10,999 SF	

MAGNOLIA, TX 77355-4138
APN: 9265-02-04800 Document #: 2025057075
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Block: 4 Section: 2 Subdivision: TIMBERLOCH ESTATES MapRef: CAB S SH 28 Abbreviated Description: Lot:1 Block:4 Section:2 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB S SH 28

11	.39Mi.	**16407 TOWERING OAKS TRL**	05/16/2025	1568	//	2000	16,731 SF	

MAGNOLIA, TX 77355-5861
APN: 9265-00-02400 Document #: 2025048182
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Block: 1 Section: 1 Subdivision: TIMBERLOCH ESTATES MapRef: CAB M SH 133 Abbreviated Description: Lot:24 Block:1 Section:1 Subdivision:TIMBERLOCH ESTATES Map Ref:CAB M SH 133

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.	**31423 W TIMBERLOCH TRL**	**06/06/2005**	$222,229	$181,887	1,716		2004	16,328 SF	
.02Mi.	**31503 W TIMBERLOCH TRL**	**02/04/2021**	$204,218	$204,218	2,128		2003	16,329 SF	
.02Mi.	**31419 W TIMBERLOCH TRL**	**05/02/2019**	$212,219	$212,219	1,848		2002	16,328 SF	
.03Mi.	**31415 W TIMBERLOCH TRL**	**10/18/2011**	$195,351	$195,351	1,560		2002	16,328 SF	
.03Mi.	**31507 W TIMBERLOCH TRL**	**08/21/2023**	$224,894	$224,894	1,856		2003	16,329 SF	
.05Mi.	**31422 W TIMBERLOCH TRL**	**03/04/2016**	$176,127	$176,127	1,680		2003	15,262 SF	
.05Mi.	**31418 W TIMBERLOCH TRL**	**12/23/2024**	$210,501	$210,501	1,728		2003	15,398 SF	
.05Mi.	**31511 W TIMBERLOCH TRL**	**04/03/2020**	$229,285	$199,868	2,128		2002	16,329 SF	
.05Mi.	**31411 W TIMBERLOCH TRL**	**12/03/2003**	$195,312	$128,054	1,560		2002	16,328 SF	
.05Mi.	**31502 W TIMBERLOCH TRL**	**10/24/2017**	$244,176	$181,645	1,624		2002	15,344 SF	
.06Mi.	**31414 W TIMBERLOCH TRL**	**11/20/2020**	$260,534	$260,534	1,960		2004	15,398 SF	
.06Mi.	**31506 W TIMBERLOCH TRL**	**03/15/2024**	$199,454	$199,454	1,680		2002	15,480 SF	
.07Mi.	**31407 W TIMBERLOCH TRL**	**05/27/2003**	$202,507	$202,507	2,128		2003	16,327 SF	
.07Mi.	**31515 W TIMBERLOCH TRL**	**06/26/2019**	$172,738	$172,738	1,904		2001	16,329 SF	
.07Mi.	**31410 W TIMBERLOCH TRL**	**02/18/2020**	$231,931	$231,931	1,680		2001	15,398 SF	
.07Mi.	**31510 W TIMBERLOCH TRL**	**06/24/2024**	$221,687	$221,687	1,680		2002	15,480 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

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Demographics & Income

Median Age:	40.6 years old	Households:	12,452
Median Household Income:	$110,882	Households w/Family:	82%
Household Income Per Capita:	$48,603	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Magnolia Independent School District	Students:	14,916
Number of Schools:	18	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.86Mi.	**Magnolia Junior High School** Number of Students: 1,120 Student-Teacher Ratio: 16.09	B+	Public	7 - 8
2.34Mi.	**Lyon Elementary School** Number of Students: 762 Student-Teacher Ratio: 14.36	B+	Public	PK - 4
7.63Mi.	**Magnolia West High School** Number of Students: 2,356 Student-Teacher Ratio: 15.34 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **31423 W TIMBERLOCH TRL, MAGNOLIA, TX 77355-5906** 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	57%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	36%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	64%	NOTABLY LOWER

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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