ICE SiteX Report

OrderID: 98779428

SiteX Property Information Report



Subject Property Location

3146 SALITE ST, NEW BRAUNFELS, TX 78130-0211

County:	**COMAL TX**	Census Tract:	3104.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-0249-0754-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$426,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$396,180 - $455,820	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	046,046LR,CNB,EDW
Assd Land Value:	$68,250	Market Land Value:	$68,250	Tax Year:	2025
Assd Improvement:	$328,990	Market Improvment Value:	$328,990	Total Taxable Value:	$4,243
Total Assessed Value:	$397,240	Total Assessor Market Value:	$397,240	Delinquent Year:	
				Tax Account ID:	442808
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31 Block: 10 Subdivision: HIGHLAND GROVE 9
Abbreviated Description: HIGHLAND GROVE 9, BLOCK 10, LOT 31

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	2403 SF	Baths:	3	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Attached Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/06/2026	Sales Price:	$415,946
Document #:	202606030195 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/05/2026	Sales Price:	$415,946
Document #:	202600006391 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/07/2023	Loan Amount:	N/A
Document #:	202306028910 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/06/2023		
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Block: 10 Subdivision: HIGHLAND GROVE Legal Unit: 9 Map Ref: DOC 202106003059
City/Muni/Twp: NEW BRAUNFELS

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Prior Transfer

Recording Date:	09/07/2023	Sales Price:	N/A
Document #:	202306028909 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/06/2023		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: HIGHLAND GROVE Legal Unit: 9 Map Ref: DOC 202106003059
City/Muni/Twp: NEW BRAUNFELS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3132 MORLANGA ST** **NEW BRAUNFELS, TX 78130-0137**	04/07/2026			1920	//2	2022	6,098 SF	
		APN: 22-0249-0703-00 Document #: 202606010032 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 7 Subdivision: HIGHLAND GROVE Legal Unit: 9 MapRef: DOC 202106003059 Abbreviated Description: Lot:34 Block:7 Subdivision:HIGHLAND GROVE Legal Unit:9 Map Ref:DOC 202106003059City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
2	.12Mi.	**1032 HIGHLAND VIS** **NEW BRAUNFELS, TX 78130-0139**	03/16/2026			1848	//2.5	2021	6,970 SF	
		APN: 22-0249-0634-00 Document #: 202606007385 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 8 Subdivision: HIGHLAND GROVE Legal Unit: 8 MapRef: DOC 201906037117 Abbreviated Description: Lot:3 Block:8 Subdivision:HIGHLAND GROVE Legal Unit:8 Map Ref:DOC 201906037117City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
3	.14Mi.	**3206 GENTING** **NEW BRAUNFELS, TX 78130-0143**	10/01/2026			2766	//3	2021	8,712 SF	
		APN: 22-0249-0618-00 Document #: 202606029804 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 24 Subdivision: HIGHLAND GROVE Legal Unit: 10 MapRef: DOC 201906025372 Abbreviated Description: Lot:1 Block:24 Subdivision:HIGHLAND GROVE Legal Unit:10 Map Ref:DOC 201906025372City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
4	.14Mi.	**1047 BUFFALO GRV** **NEW BRAUNFELS, TX 78130-0142**	08/13/2026			3327	//3	2020	7,405 SF	
		APN: 22-0249-0615-00 Document #: 202606024388 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 23 Subdivision: HIGHLAND GROVE UNIT10 PLANNED UNIT DEVELOPMENT MapRef: DOC 201906025372 Abbreviated Description: Lot:15 Block:23 Subdivision:HIGHLAND GROVE UNIT10 PLANNED UNIT DEVELOPMENT Map Ref:DOC 201906025372City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
5	.14Mi.	**1059 BUFFALO GRV** **NEW BRAUNFELS, TX 78130-0142**	01/27/2026			2182	//2.5	2020	7,405 SF	
		APN: 22-0249-0612-00 Document #: 202606002305 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 23 Subdivision: HIGHLAND GROVE Legal Unit: 10 MapRef: FILE 201906025372 Abbreviated Description: Lot:12 Block:23 Subdivision:HIGHLAND GROVE Legal Unit:10 Map Ref:FILE 201906025372City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
6	.14Mi.	**911 HIGH PLNS** **NEW BRAUNFELS, TX 78130-6807**	01/05/2026			1786	//2	2015	7,841 SF	
		APN: 22-0249-0266-00 Document #: 202606000284 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 9 Subdivision: HIGHLAND GROVE Legal Unit: 3 MapRef: DOC 201506007969 Abbreviated Description: Lot:17 Block:9 Subdivision:HIGHLAND GROVE Legal Unit:3 Map Ref:DOC 201506007969								
7	.16Mi.	**3194 DAISY MDW** **NEW BRAUNFELS, TX 78130-7080**	09/29/2025			2497	//2	2019	8,276 SF	
		APN: 22-0249-0521-00 Document #: 202506031088 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 6 Subdivision: HIGHLAND GROVE SUBDIVISION Legal Unit: 5 MapRef: DOC 201806005782 Abbreviated Description: Lot:20 Block:6 Subdivision:HIGHLAND GROVE SUBDIVISION Legal Unit:5 Map Ref:DOC 201806005782City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
8	.18Mi.	**3142 MAGNOLIA MNR** **NEW BRAUNFELS, TX 78130-4568**	12/31/2025			1570	//2	2015	7,405 SF	
		APN: 22-0249-0219-00 Document #: 202506041147 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: HIGHLAND GROVE Legal Unit: 3 MapRef: FILE 201506007969 Abbreviated Description: Lot:6 Block:3 Subdivision:HIGHLAND GROVE Legal Unit:3 Map Ref:FILE 201506007969City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
9	.18Mi.	**1048 BUFFALO GRV** **NEW BRAUNFELS, TX 78130-0142**	10/27/2025			2011	//3	2021	7,405 SF	
		APN: 22-0249-0571-00 Document #: 202506034263 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 56 Block: 21 Subdivision: HIGHLAND GROVE Legal Unit: 10 MapRef: DOC 201906025372 Abbreviated Description: Lot:56 Block:21 Subdivision:HIGHLAND GROVE Legal Unit:10 Map Ref:DOC 201906025372								
10	.19Mi.	**924 HIGHLAND VIS** **NEW BRAUNFELS, TX 78130-6857**	09/08/2026			2674	//3.5	2018	6,098 SF	
		APN: 22-0249-0433-00 Document #: 202606027153 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 9 Subdivision: HIGHLAND GROVE UNIT4B PLANNED DEVELOPMENT DISTRICT MapRef: FILE 701606041313 Abbreviated Description: Lot:4 Block:9 Subdivision:HIGHLAND GROVE UNIT4B PLANNED DEVELOPMENT DISTRICT Map Ref:FILE 701606041313City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS								
11	.2Mi.	**950 LONE CYPRESS** **NEW BRAUNFELS, TX 78130-0144**	12/19/2025			3673	//3.5	2021	10,890 SF	

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APN: 22-0249-0587-00 Document #: 202506040041
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Block: 21 Subdivision: HIGHLAND GROVE Legal Unit: 10 MapRef: DOC 201906025372 Abbreviated Description: Lot:72 Block:21
Subdivision:HIGHLAND GROVE Legal Unit:10 Map Ref:DOC 201906025372City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

12	.21Mi.	**1021 TERLAN DR** **NEW BRAUNFELS, TX 78130-0138**	04/28/2026	2318	//3.5	2021	6,534 SF

APN: 22-0249-0683-00 Document #: 202606012402
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Block: 14 Subdivision: HIGHLAND GROVE Legal Unit: 8 MapRef: DOC 201906037117 Abbreviated Description: Lot:46 Block:14
Subdivision:HIGHLAND GROVE Legal Unit:8 Map Ref:DOC 201906037117City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

13	.22Mi.	**2982 DAISY MDW** **NEW BRAUNFELS, TX 78130-7085**	04/09/2026	1974	//2	2018	6,098 SF

APN: 22-0249-0450-00 Document #: 202606010312
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 13 Subdivision: HIGHLAND GROVE Legal Unit: 4-B MapRef: FILE 201606041313 Abbreviated Description: Lot:9 Block:13
Subdivision:HIGHLAND GROVE Legal Unit:4-B Map Ref:FILE 201606041313City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

14	.28Mi.	**847 MAROON ST** **NEW BRAUNFELS, TX 78130-4967**	12/02/2025	3286	//3	2017	7,405 SF

APN: 22-0249-0399-00 Document #: 202506038112
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: HIGHLAND COVE Legal Unit: 7A MapRef: FILE 201606014984 Abbreviated Description: Lot:4 Block:2
Subdivision:HIGHLAND COVE Legal Unit:7A Map Ref:FILE 201606014984City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

15	.29Mi.	**2943 DAISY MDW** **NEW BRAUNFELS, TX 78130-7085**	11/05/2025	2800	//2.5	2019	7,841 SF

APN: 22-0249-0469-00 Document #: 202506035540
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 14 Subdivision: HIGHLAND GROVE Legal Unit: 4B MapRef: DOC 201606041313 Abbreviated Description: Lot:15 Block:14
Subdivision:HIGHLAND GROVE Legal Unit:4B Map Ref:DOC 201606041313City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

16	.31Mi.	**2942 DAISY MDW** **NEW BRAUNFELS, TX 78130-7085**	05/14/2026	1742	//2	2019	9,583 SF

APN: 22-0249-0493-00 Document #: 202606014254
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Block: 15 Subdivision: HIGHLAND GROVE Legal Unit: 4B MapRef: DOC 201606041313 Abbreviated Description: Lot:57 Block:15
Subdivision:HIGHLAND GROVE Legal Unit:4B Map Ref:DOC 201606041313

17	.31Mi.	**2946 DAISY MDW** **NEW BRAUNFELS, TX 78130-7085**	04/27/2026	2238	//2	2019	6,970 SF

APN: 22-0249-0492-00 Document #: 202606012110
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Block: 15 Subdivision: HIGHLAND GROVE Legal Unit: 4B MapRef: DOC 201606041313 Abbreviated Description: Lot:56 Block:15
Subdivision:HIGHLAND GROVE Legal Unit:4B Map Ref:DOC 201606041313

18	.32Mi.	**860 HIGHLAND VIS** **NEW BRAUNFELS, TX 78130-6839**	02/11/2026	1940	//2	2013	6,098 SF

APN: 22-0249-0042-00 Document #: 202606003936
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Block: 3 Subdivision: HIGHLAND GROVE UNIT 1 MapRef: DOC 201306002020 Abbreviated Description: Lot:41 Block:3
Subdivision:HIGHLAND GROVE UNIT 1 Map Ref:DOC 201306002020

19	.35Mi.	**848 HIGHLAND VIS** **NEW BRAUNFELS, TX 78130-6839**	04/30/2026	2664	//3	2014	6,098 SF

APN: 22-0249-0039-00 Document #: 202606012675
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 383 Block: 3 Subdivision: HIGHLAND GROVE Legal Unit: 1 MapRef: DOC 2013060022020 Abbreviated Description: Lot:383 Block:3
Subdivision:HIGHLAND GROVE Legal Unit:1 Map Ref:DOC 2013060022020City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

20	.35Mi.	**859 HIGHLAND VIS** **NEW BRAUNFELS, TX 78130-6839**	08/05/2025	2654	//3	2014	6,534 SF

APN: 22-0249-0109-00 Document #: 202506024615
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 11 Subdivision: HIGHLAND GROVE Legal Unit: 1 MapRef: DOC 201306002020 Abbreviated Description: Lot:12 Block:11
Subdivision:HIGHLAND GROVE Legal Unit:1 Map Ref:DOC 201306002020City/Muni/Twp:NEW BRAUNFELS City/Muni/Twp: NEW BRAUNFELS

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.

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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.	**3146 SALITE ST**	**09/06/2023**	$397,240	$397,240	2,403	//3	2023	7,841 SF	
.01Mi.	**3150 SALITE ST**	**01/25/2023**	$406,490	$406,490	2,577	//3	2021	9,148 SF	
.01Mi.	**3142 SALITE ST**	**12/15/2023**	$402,540	$402,540	2,401	//4	2024	6,970 SF	
.02Mi.	**3133 MORLANGA ST**	**10/27/2022**	$443,220	$443,220	3,059	//3	2021	6,098 SF	
.02Mi.	**3137 MORLANGA ST**	**04/17/2024**	$340,590	$340,590	2,393	//3	2022	6,098 SF	
.02Mi.	**3129 MORLANGA ST**	**12/22/2022**	$346,018	$346,018	2,407	//3	2021	6,098 SF	
.03Mi.	**1027 SLIGHT ST**	**07/14/2023**	$374,220	$374,220	2,472	//3.5	2021	6,098 SF	
.03Mi.	**3141 MORLANGA ST**	**05/02/2023**	$353,150	$343,518	2,344	//2	2022	6,098 SF	
.03Mi.	**1019 SLIGHT ST**	**01/03/2024**	$401,910	$401,910	2,626	//3	2023	6,098 SF	
.03Mi.	**3125 MORLANGA ST**	**12/29/2022**	$441,190	$441,190	2,935	//3	2022	6,098 SF	
.03Mi.	**1031 SLIGHT ST**	**04/22/2022**	$415,340	$415,340	2,839	//3.5	2021	9,148 SF	
.03Mi.	**3145 MORLANGA ST**	**10/23/2023**	$322,590	$322,590	1,923	//2	2022	6,098 SF	
.04Mi.	**3121 MORLANGA ST**	**03/09/2023**	$368,510	$368,510	1,942	//2	2022	6,098 SF	
.04Mi.	**1015 SLIGHT ST**	**10/21/2022**	$418,855	$418,855	3,073	//3	2022	10,890 SF	B
.04Mi.	**3139 SALITE ST**	**04/08/2022**	$390,736	$390,736	3,078	//3.5	2021	8,712 SF	
.04Mi.	**3149 MORLANGA ST**	**03/29/2023**	$479,170	$479,170	3,408	//3	2022	6,098 SF	

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 **3146 SALITE ST, NEW BRAUNFELS, TX 78130-0211** 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

7/12/2026 - Flooding

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