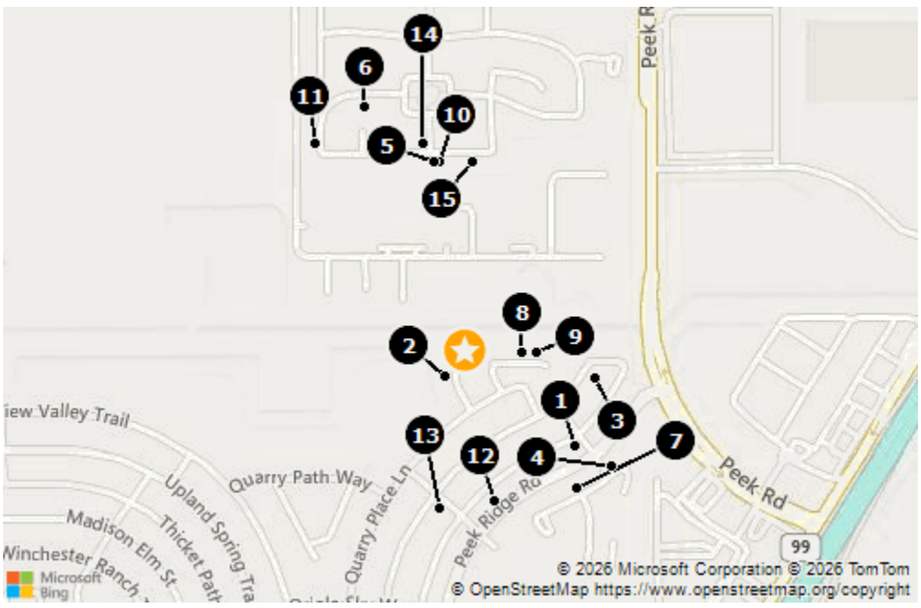
ICE SiteX Report

OrderID: 98394706

SiteX Property Information Report



Subject Property Location

3526 PAINTBRUSH DAWN CT, KATY, TX 77493-1853

County:	**HARRIS TX**	Census Tract:	482015429.022109
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1345150010013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$401,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$344,860 - $457,140	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	019 041 042 043
Assd Land Value:	$71,503	Market Land Value:	$71,503	Tax Year:	2024
Assd Improvement:	$341,708	Market Improvment Value:	$341,708	Total Taxable Value:	$5,674
Total Assessed Value:	$413,211	Total Assessor Market Value:	$413,211	Delinquent Year:	
				Tax Account ID:	134-515-001-0013
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Block: 1 Section: 7 Subdivision: MORTON CREEK RANCH
Abbreviated Description: LT 13 BLK 1 MORTON CREEK RANCH SEC 7

Property Characteristics

Lot Size:	10,001 SF	Bedrooms:	5	Pool:	
Building Area:	3440 SF	Baths:	3	Fireplace:	
Year Built:	2014	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
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:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/25/2024	Sales Price:	N/A
Document #:	2024-148331 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/2015	Sales Price:	$239,221
Document #:	20150074566 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/20/2015		
Document Type:			

Legal Description:
Lot: 13 Block: 1 Section: 7 Subdivision: MORTON CREEK RANCH Map Ref: FILE655240

Prior Transfer

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

Legal Description:
Lot: 13 Block: 1 Section: 7 Subdivision: MORTON CREEK RANCH
Abbreviated Description: LT 13 BLK 1 MORTON CREEK RANCH SEC 7

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Area Sales Analysis

Total Area Sales	$297,000	Median # of Bedrooms	4
Median Lot Size	6,582 SF	Median # of Baths	2
Median Living Area	2,732 SF	Median Year Built	2017
Price Range - 2 Yrs	to $297,000	Age Range	3 years to 14 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	.21Mi.	**3434 TALL SYCAMORE TRL** **KATY, TX 77493-2898**	05/11/2026			3754	10/5/3	2017	6,390 SF	
		APN: 1368640020007 Document #: 2026-182949 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Section: 11 Subdivision: MORTON CREEK RANCH MapRef: MF 675162 Abbreviated Description: Lot:7 Block:2 Section:11 Subdivision:MORTON CREEK RANCH Map Ref:MF 675162								
2	.04Mi.	**3519 PAINTBRUSH DAWN CT** **KATY, TX 77493-1854**	05/07/2026			2861	8/4/2	2014	6,582 SF	
		APN: 1345150010009 Document #: 2026-178059 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Section: 7 Subdivision: MORTON CREEK RANCH MapRef: MF 655240 Abbreviated Description: Lot:9 Block:1 Section:7 Subdivision:MORTON CREEK RANCH Map Ref:MF 655240								
3	.19Mi.	**3522 SINGLE RIDGE WAY** **KATY, TX 77493-7302**	03/19/2026			2408	7/4/2	2017	5,776 SF	
		APN: 1368640040006 Document #: 2026-103864 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Section: 11 Subdivision: MORTON CREEK RANCH MapRef: MF 675162 Abbreviated Description: Lot:6 Block:4 Section:11 Subdivision:MORTON CREEK RANCH Map Ref:MF 675162								
4	.26Mi.	**3503 HACKBERRY TREE LN** **KATY, TX 77449-6981**	03/10/2026			1814	6/3/2	2023	5,223 SF	
		APN: 1457040020001 Document #: 2026-90312 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Section: 27 Subdivision: MORTON CREEK RANCH MapRef: MF 698598 Abbreviated Description: Lot:1 Block:2 Section:27 Subdivision:MORTON CREEK RANCH Map Ref:MF 698598								
5	.26Mi.	**23239 CAMPWOOD TERRACE LN** **KATY, TX 77493-3103**	03/03/2026			2732	6/3/2	2018	7,497 SF	
		APN: 1368630020026 Document #: 2026-79721 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 2 Subdivision: KATY TRAILS SECTION ONE MapRef: MF 675159 Abbreviated Description: Lot:26 Block:2 Subdivision:KATY TRAILS SECTION ONE Map Ref:MF 675159								
6	.37Mi.	**23415 KINGSFORD SHADOW LN** **KATY, TX 77493-3111**	01/30/2026			2606	6/3/2	2017	7,440 SF	
		APN: 1368630050019 Document #: 2026-34073 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Subdivision: KATY TRAILS SEC 1 MapRef: MF 695159 Abbreviated Description: Lot:19 Block:5 Subdivision:KATY TRAILS SEC 1 Map Ref:MF 695159								
7	.25Mi.	**3427 HACKBERRY TREE LN** **KATY, TX 77449-6982**	10/31/2025			2699	9/4/3	2022	5,576 SF	
		APN: 1457040010010 Document #: 2025-433027 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: MORTON CREEK RANCH SECTION 27 MapRef: MF 698598 Abbreviated Description: Lot:10 Block:1 Subdivision:MORTON CREEK RANCH SECTION 27 Map Ref:MF 698598								
8	.08Mi.	**23122 QUIET HERON CT** **KATY, TX 77493-1851**	10/29/2025			2249	7/4/2	2014	6,159 SF	
		APN: 1345150010029 Document #: 2025-429125 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 1 Subdivision: MORTON CREEK RANCH SEC 30 MapRef: MF 711091 Abbreviated Description: Lot:29 Block:1 Subdivision:MORTON CREEK RANCH SEC 30 Map Ref:MF 711091								
9	.1Mi.	**23114 QUIET HERON CT** **KATY, TX 77493-1851**	10/28/2025			3606	10/6/3	2014	6,159 SF	
		APN: 1345150010031 Document #: 2025-426205 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 1 Subdivision: MORTON CREEK RANCH SEC 30 MapRef: MF 7110491 Abbreviated Description: Lot:31 Block:1 Subdivision:MORTON CREEK RANCH SEC 30 Map Ref:MF 7110491								
10	.26Mi.	**23235 CAMPWOOD TERRACE LN** **KATY, TX 77493-3103**	10/14/2025			4113	8/5/3	2017	7,497 SF	
		APN: 1368630020025 Document #: 2025-407860 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Subdivision: KATY TRAILS SEC 1 MapRef: MF 675159 Abbreviated Description: Lot:25 Block:2 Subdivision:KATY TRAILS SEC 1 Map Ref:MF 675159								
11	.37Mi.	**23518 KINGSFORD SHADOW LN** **KATY, TX 77493-3114**	10/07/2025			2443	6/3/2	2018	7,497 SF	
		APN: 1368630020042 Document #: 2025-396895 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 2 Subdivision: KATY TRAILS SEC 1 MapRef: MF 675159 Abbreviated Description: Lot:42 Block:2 Subdivision:KATY TRAILS SEC 1 Map Ref:MF 675159								
12	.21Mi.	**3314 TALL SYCAMORE TRL** **KATY, TX 77493-2927**	09/29/2025			3642	10/4/2	2015	6,307 SF	
		APN: 1355490030004 Document #: 2025-386402 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: MORTON CREEK RANCH Legal Unit: 9 MapRef: MF 665084 Abbreviated Description: Lot:4 Block:3 Subdivision:MORTON CREEK RANCH Legal Unit:9 Map Ref:MF 665084								
13	.22Mi.	**3226 SINGLE RIDGE WAY**	09/18/2025			4125	7/5/3	2012	6,878 SF	

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KATY, TX 77493-4423
APN: 1311010060014 Document #: 2025-372066
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 6 Section: 2 Subdivision: MORTON CREEK RANCH MapRef: MF 624196 Abbreviated Description: Lot:14 Block:6 Section:2 Subdivision:MORTON CREEK RANCH Map Ref:MF 624196

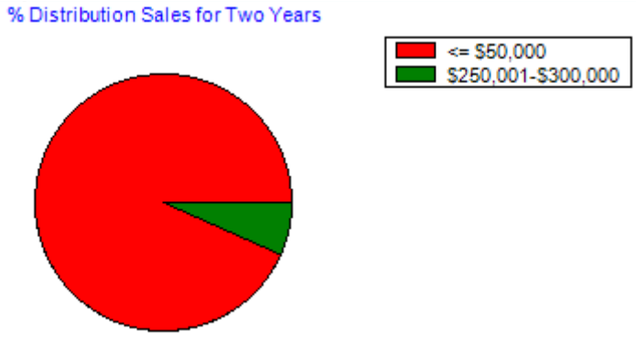
14	.3Mi.	**23302 CAMPWOOD TERRACE LN**	08/26/2025		2955	8/3/2	2018	8,390 SF	

KATY, TX 77493-3104
APN: 1368630050001 Document #: 2025-335848
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: KATY TRAILS SEC 1 MapRef: MF 675159 Abbreviated Description: Lot:1 Block:5 Subdivision:KATY TRAILS SEC 1 Map Ref:MF 675159

15	.26Mi.	**23219 CAMPWOOD TERRACE LN**	07/07/2025	$297,000	$115	2578	8/4/2	2016	6,874 SF

KATY, TX 77493-3103
APN: 1368630020022 Document #: 2025-259397
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Subdivision: KATY TRAILS SEC L MapRef: MF 675159 Abbreviated Description: Lot:22 Block:2 Subdivision:KATY TRAILS SEC L Map Ref:MF 675159

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.	**3526 PAINTBRUSH DAWN CT**		$413,211	$413,211	3,440	9/5/3	2014	10,001 SF	
.01Mi.	**3522 PAINTBRUSH DAWN CT**		$315,305	$315,305	2,249	7/4/2	2014	8,459 SF	
.02Mi.	**3530 PAINTBRUSH DAWN CT**		$311,425	$311,425	2,715	8/4/2	2013	8,451 SF	
.02Mi.	**23142 QUIET HERON CT**		$414,390	$414,390	3,503	10/6/3	2014	10,690 SF	
.03Mi.	**3518 PAINTBRUSH DAWN CT**		$304,272	$304,272	2,631	8/4/2	2014	5,994 SF	
.03Mi.	**3527 PAINTBRUSH DAWN CT**		$463,417	$463,417	4,066	11/5/3	2014	7,993 SF	Yes
.03Mi.	**23146 QUIET HERON CT**		$349,268	$349,268	2,631	9/4/2	2014	5,994 SF	
.03Mi.	**23138 QUIET HERON CT**		$351,633	$351,633	2,383	7/4/2	2015	9,971 SF	
.04Mi.	**3514 PAINTBRUSH DAWN CT**		$330,089	$330,089	2,249	7/4/2	2014	7,275 SF	
.04Mi.	**3523 PAINTBRUSH DAWN CT**		$286,802	$286,802	1,939	6/3/2	2014	6,447 SF	
.04Mi.	**3519 PAINTBRUSH DAWN CT**		$330,239	$330,239	2,861	8/4/2	2014	6,582 SF	
.04Mi.	**23150 QUIET HERON CT**		$341,904	$341,904	2,399	7/4/2	2014	7,588 SF	
.05Mi.	**3510 PAINTBRUSH DAWN CT**		$358,687	$358,687	2,781	8/4/2	2014	7,039 SF	
.05Mi.	**23134 QUIET HERON CT**		$399,096	$399,096	4,066	11/5/3	2014	6,151 SF	
.05Mi.	**3515 PAINTBRUSH DAWN CT**		$454,655	$454,655	4,066	11/5/3	2014	6,408 SF	
.06Mi.	**23154 QUIET HERON CT**		$318,000	$318,000	2,249	7/4/2	2014	6,843 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	31.6 years old	Households:	16,994
Median Household Income:	$105,057	Households w/Family:	83%
Household Income Per Capita:	$41,090	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	Katy Independent School District	Students:	96,111
Number of Schools:	79	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.99Mi. **T. H. McDonald Junior High School** Number of Students: 966 Student-Teacher Ratio: 12.68		B-	Public	6 - 8
1.76Mi. **Robert E. King Elementary School** Number of Students: 1,011 Student-Teacher Ratio: 13.34		B	Public	PK - 5
2.39Mi. **Morton Ranch High School** Number of Students: 2,944 Student-Teacher Ratio: 13.91 Advanced Placement: Yes		B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	64%	NOTABLY LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	53%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

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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