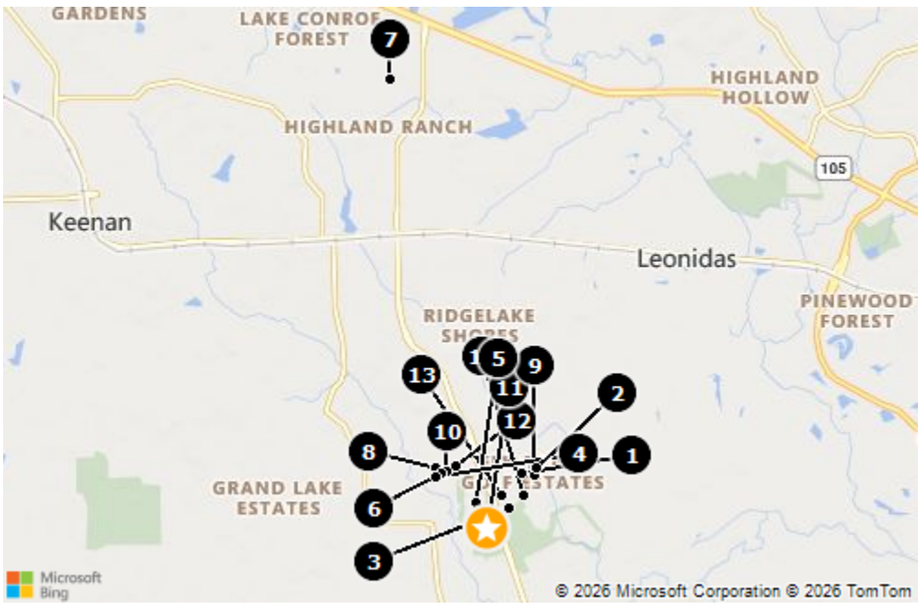
ICE SiteX Report

OrderID: 98012105

SiteX Property Information Report



Subject Property Location

411 N COPA PALM LOOP, MONTGOMERY, TX 77316-2819

County:	**MONTGOMERY TX**	Census Tract:	483396945.031027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7927-02-01000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,245,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$1,045,800 - $1,444,200	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	F03,GMO,HM1,SMO
Assd Land Value:	$200,000	Market Land Value:	$200,000	Tax Year:	2024
Assd Improvement:	$1,029,000	Market Improvment Value:	$1,029,000	Total Taxable Value:	$19,425
Total Assessed Value:	$1,083,359	Total Assessor Market Value:	$1,229,000	Delinquent Year:	
				Tax Account ID:	R489168
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 5 Block: 2 Subdivision: PINE ISLAND AT WOODFOREST 02

Abbreviated Description:	S792702 - PINE ISLAND AT WOODFOREST 02, BLOCK 2, LOT 5
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	13,883 SF	Bedrooms:		Pool:	
Building Area:	3200 SF	Baths:	4	Fireplace:	1
Year Built:	2019	Partial Baths:	1	Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+A	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2025	Sales Price:	$32,133
Document #:	2025063709 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/30/2022	Sales Price:	N/A
Document #:	2022151502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/28/2022		
Document Type:			

Legal Description:

Lot: 5 Block: 2 Section: 3 Subdivision: PINE ISLAND AT WOODFOREST Map Ref: CAB Z SH 5621

Mortgage Record

Recording Date:	11/01/2022	Loan Amount:	N/A
Document #:	2022132117 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:

Lot: 5 Block: 2 Section: 2 Subdivision: PINE ISLAND AT WOODFOREST

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	N/A

ICE SiteX Report

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Document #:	2021088863 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/25/2021		
Document Type:			

Legal Description:
Lot: 5 Block: 2 Section: 2 Subdivision: PINE ISLAND AT WOODFOREST Map Ref: CAB Z SH 5441

Prior Transfer

Recording Date:	06/25/2021	Sales Price:	N/A
Document #:	2021088863 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 2 Subdivision: PINE ISLAND AT WOODFOREST 02
Abbreviated Description: S792702 - PINE ISLAND AT WOODFOREST 02, BLOCK 2, LOT 5
City/Muni/Twp: UNINCORPORATED AREA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,860 SF	Median # of Baths	3
Median Living Area	2,897 SF	Median Year Built	2012
Price Range - 2 Yrs		Age Range	2 years to 17 years
Median Value		Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.73Mi.	**118 FOREST ELK PL** **MONTGOMERY, TX 77316-3204**	05/26/2026			2445	//2	2010	9,473 SF	
		APN: 9652-00-00500 Document #: 2026053906 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: WOODFOREST SECTION 1 MapRef: CAB Z SH 1410 Abbreviated Description: Lot:5 Block:1 Subdivision:WOODFOREST SECTION 1 Map Ref:CAB Z SH 1410								
2	.88Mi.	**102 SPRINGSHED PL** **MONTGOMERY, TX 77316-6411**	05/22/2026			2232	//2	2012	7,277 SF	
		APN: 9652-02-05300 Document #: 2026053745 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 53 Block: 1 Subdivision: WOODFOREST SECTION 2 MapRef: CAB Z SH 1815 Abbreviated Description: Lot:53 Block:1 Subdivision:WOODFOREST SECTION 2 Map Ref:CAB Z SH 1815								
3	.35Mi.	**117 ELK TRACE PKWY** **MONTGOMERY, TX 77316-1779**	05/22/2026			5450	//4	2011	43,778 SF	
		APN: 4541-00-02900 Document #: 2026053380 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Section: 1 Subdivision: ELK TRACE GOLF ESTATES MapRef: CAB P SH 66 Abbreviated Description: Lot:5 Block:2 Section:1 Subdivision:ELK TRACE GOLF ESTATES Map Ref:CAB P SH 66								
4	.81Mi.	**243 SOARING PINES PL** **MONTGOMERY, TX 77316-1469**	04/17/2026			2924	//3	2013	7,172 SF	
		APN: 9652-29-06500 Document #: 2026038436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 3 Section: 29 Subdivision: WOODFOREST MapRef: CAB Z SH 2438-2441 Abbreviated Description: Lot:37 Block:3 Section:29 Subdivision:WOODFOREST Map Ref:CAB Z SH 2438-2441								
5	.32Mi.	**211 S EMPRESS GREEN PL** **MONTGOMERY, TX 77316-2813**	04/15/2026			4122	//4	2023	10,100 SF	
		APN: 7401-00-01300 Document #: 2026037340 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: NOBLE GREENS AT WOODFOREST SECTION 1 MapRef: CAB Z SH 6390 Abbreviated Description: Lot:13 Block:1 Subdivision:NOBLE GREENS AT WOODFOREST SECTION 1 Map Ref:CAB Z SH 6390								
6	.8Mi.	**119 COLINA VISTA WAY** **MONTGOMERY, TX 77316-7602**	03/27/2026			3024	//3	2013	10,540 SF	
		APN: 9652-29-07400 Document #: 2026029765 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 3 Section: 29 Subdivision: WOODFOREST MapRef: CAB Z SH 2438-2441 Abbreviated Description: Lot:46 Block:3 Section:29 Subdivision:WOODFOREST Map Ref:CAB Z SH 2438-2441								
7	.52Mi.	**527 KNOLLY ST** **MONTGOMERY, TX 77316-3270**	02/09/2026			2321	//2	2023	SF	
		APN: 6423-02-04000 Document #: 2026012032 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: KINGSLEY SQUARE AT WOODFOREST SECTION 2 MapRef: CAB Z SH 8956 Abbreviated Description: Lot:16 Block:2 Subdivision:KINGSLEY SQUARE AT WOODFOREST SECTION 2 Map Ref:CAB Z SH 8956								
8	.88Mi.	**111 PINNACLE RIDGE CT** **MONTGOMERY, TX 77316-1472**	12/18/2025			2869	//3	2013	9,395 SF	
		APN: 9652-29-09300 Document #: 2025127195 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 4 Section: 29 Subdivision: WOODFOREST MapRef: CAB Z SH 2348-2441 Abbreviated Description: Lot:17 Block:4 Section:29 Subdivision:WOODFOREST Map Ref:CAB Z SH 2348-2441								
9	.81Mi.	**167 CLEARMONT PL** **MONTGOMERY, TX 77316-3008**	12/05/2025			3241	//3	2009	8,324 SF	
		APN: 9652-00-03800 Document #: 2025125114 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38 Block: 1 Subdivision: WOODFOREST SECTION 1 MapRef: CAB Z SH 1410 Abbreviated Description: Lot:38 Block:1 Subdivision:WOODFOREST SECTION 1 Map Ref:CAB Z SH 1410								
10	.77Mi.	**106 COLINA VISTA WAY** **MONTGOMERY, TX 77316-7602**	11/13/2025			2515	//3	2012	6,567 SF	
		APN: 9652-10-01400 Document #: 2025117198 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 2 Block: 3 Section: 10 Subdivision: WOODFOREST MapRef: CAB Z SH 2139 Abbreviated Description: Lot:2 Block:3 Section:10 Subdivision:WOODFOREST Map Ref:CAB Z SH 2139

11	.03Mi.	**521 PINEAL DR** **MONTGOMERY, TX 77316-2821**	11/13/2025	4373	//4	2024	14,289 SF	

APN: 7927-02-01400 Document #: 2025116967
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Section: 2 Subdivision: PINE ISLAND AT WOODFOREST MapRef: CAB Z SL 5441 Abbreviated Description: Lot:9 Block:2 Section:2 Subdivision:PINE ISLAND AT WOODFOREST Map Ref:CAB Z SL 5441

12	.78Mi.	**111 FOREST HEIGHTS WAY** **MONTGOMERY, TX 77316-6424**	10/24/2025	2435	//2	2011	6,000 SF	

APN: 9652-09-01900 Document #: 2025109433
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Section: 9 Subdivision: WOODFOREST MapRef: CAB Z SH 1986-1989 Abbreviated Description: Lot:2 Block:3 Section:9 Subdivision:WOODFOREST Map Ref:CAB Z SH 1986-1989

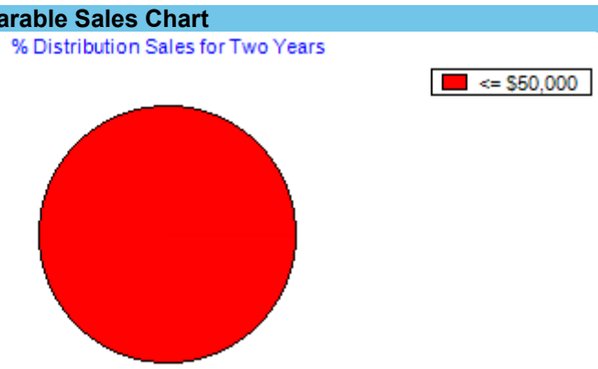
13	.42Mi.	**127 KINGSLEY GROVE ST** **MONTGOMERY, TX 77316-2894**	10/10/2025	2816	//3	2022	6,377 SF	

APN: 6423-00-00400 Document #: 2025104510
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: KINGSLEY SQUARE AT WOODFOREST SECTION 1 MapRef: CAB Z SH 7249 Abbreviated Description: Lot:4 Subdivision:KINGSLEY SQUARE AT WOODFOREST SECTION 1 Map Ref:CAB Z SH 7249Abbreviated Description:THOMAS CURREY SURVEY A 136

14	.56Mi.	**153 ELK TRACE PKWY** **MONTGOMERY, TX 77316-1779**	09/15/2025	4064	//3	2012	13,500 SF	Yes

APN: 4541-00-03700 Document #: 2025094183
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Section: 1 Subdivision: ELK TRACE GOLF ESTATES MapRef: CAB P SH 66 Abbreviated Description: Lot:13 Block:2 Section:1 Subdivision:ELK TRACE GOLF ESTATES Map Ref:CAB P SH 66Abbreviated Description:THE JOHN SEALY SURVEY A 759

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.	**411 N COPA PALM LOOP**	**06/25/2021**	$1,229,000	$1,083,359	3,200	//4	2019	13,883 SF	
.02Mi.	**407 N COPA PALM LOOP**	**08/04/2023**	$1,724,673	$1,608,283	3,947	//4	2022	16,061 SF	
.03Mi.	**521 PINEAL DR**	**06/14/2024**	$291,000	$291,000	4,373	//4	2024	14,289 SF	
.04Mi.	**513 PINEAL DR**	**12/30/2024**	$1,300,000	$1,300,000	3,599	//4	2023	14,107 SF	
.04Mi.	**337 E COPA PALM LOOP**	**05/02/2022**	$1,776,624	$1,675,583	3,883	//4	2019	18,042 SF	
.05Mi.	**406 N COPA PALM LOOP**	**09/06/2024**	$1,971,096	$1,971,096	4,567	//5	2023	16,055 SF	
.05Mi.	**333 E COPA PALM LOOP**	**08/28/2024**	$1,755,841	$1,755,841	4,318	//4	2022	17,695 SF	
.05Mi.	**425 N COPA PALM LOOP**	**02/04/2022**	$1,576,598	$1,450,688	3,740	//4	2019	16,031 SF	
.05Mi.	**418 N COPA PALM LOOP**	**05/04/2022**	$1,630,812	$1,366,559	3,888	//4	2021	15,849 SF	Yes
.07Mi.	**505 PINEAL DR**	**03/10/2023**	$1,693,352	$1,570,279	4,255	//4	2022	15,798 SF	
.07Mi.	**429 N COPA PALM LOOP**	**09/28/2023**	$763,000	$763,000	5,174	//4	2024	17,654 SF	
.1Mi.	**108 W COPA PALM LOOP**	**01/25/2022**	$1,492,389	$1,272,350	3,835	//4	2021	14,934 SF	
.1Mi.	**104 W COPA PALM LOOP**	**12/28/2022**	$871,585	$871,585	3,807	//4	2024	15,630 SF	
.1Mi.	**110 ROYAL PALM AVE**	**06/14/2024**	$339,676	$339,676	3,921	//4	2025	24,690 SF	
.1Mi.	**112 W COPA PALM LOOP**	**03/04/2022**	$1,546,146	$1,316,216	3,997	//4	2021	14,960 SF	
.11Mi.	**409 OYSTER REEF CT**	**06/10/2022**	$3,200,830	$3,200,830	8,277	//7	2018	37,166 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	41.3 years old	Households:	13,281
Median Household Income:	$119,217	Households w/Family:	83%
Household Income Per Capita:	$49,483	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

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School District

School District Zone:	Montgomery Independent School District	Students:	9,889
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.32Mi.	**Lone Star Elementary School** Number of Students: 695 Student-Teacher Ratio: 16.12	A-	Public	PK - 5
7.72Mi.	**Lake Creek High School** Number of Students: 1,692 Student-Teacher Ratio: 17.02	B	Public	9 - 12
6.60Mi.	**Oak Hills Junior High School** Number of Students: 1,311 Student-Teacher Ratio: 18.02	A+	Public	6 - 8

Flood Report

The Subject Property of **411 N COPA PALM LOOP, MONTGOMERY, TX 77316-2819** 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	34%	SIGNIFICANTLY LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	27%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	55%	NOTABLY LOWER
OVERALL	75%	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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