ICE SiteX Report

OrderID: 98722575

SiteX Property Information Report



Subject Property Location

4306 KEYSTONE TRL, PEARLAND, TX 77584-4521

County:	**BRAZORIA TX**	Census Tract:	480396608.041029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8063-1005-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$383,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$329,380 - $436,620	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CPL GBC M28
Assd Land Value:	$31,430	Market Land Value:	$31,430	Tax Year:	2026
Assd Improvement:	$320,470	Market Improvment Value:	$320,470	Total Taxable Value:	$5,656
Total Assessed Value:	$351,900	Total Assessor Market Value:	$351,900	Delinquent Year:	
				Tax Account ID:	R558780
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 5 Section: 1 Subdivision: TWIN LAKES SEC 1

Abbreviated Description:	TWIN LAKES SEC 1 (A0239 HT&BRR) (PEARLAND) BLK 5 LOT 3
City/Muni/Twp:	PEARLAND

Property Characteristics

Lot Size:	7,440 SF	Bedrooms:		Pool:	
Building Area:	2855 SF	Baths:	3	Fireplace:	1
Year Built:	2008	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	2	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:	02/18/2026	Sales Price:	$171,816
Document #:	2026007322 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/05/2014	Loan Amount:	N/A
Document #:	2014017429 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:

Lot: 3 Block: 5 Section: 1 Subdivision: TWIN LAKES

Mortgage Record

Recording Date:	04/12/2013	Loan Amount:	N/A
Document #:	2013017148 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2041	Type Finance:	

Legal Description:

Lot: 3 Block: 5 Section: 1 Subdivision: TWIN LAKES

Prior Transfer

Recording Date:	01/22/2013	Sales Price:	$171,816

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Document #:	2013003287 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/20/2012	Loan Amount:	N/A
Document #:	2012002655 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2041	Type Finance:	

Legal Description:
Lot: 3 Block: 5 Section: 1 Subdivision: TWIN LAKES

Prior Transfer

Recording Date:	06/27/2008	Sales Price:	N/A
Document #:	2008032713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/23/2008		
Document Type:			

Legal Description:
Lot: 3 Block: 5 Subdivision: FINAL PLAT OF TWIN LAKES SECTION 1 Map Ref: MB24 PG233

Prior Transfer

Recording Date:	05/23/2008	Sales Price:	N/A
Document #:	BK-PG 8 -32713	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 5 Section: 1 Subdivision: TWIN LAKES SEC 1
Abbreviated Description: TWIN LAKES SEC 1 (A0239 HT&BRR) (PEARLAND) BLK 5 LOT 3
City/Muni/Twp: PEARLAND

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,148 SF	Median # of Baths	1
Median Living Area	1,971 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	2 years to 106 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**4106 SUMMER LN** **PEARLAND, TX 77584-5536**	06/30/2026			1845	//1	2007	7,627 SF	

APN: 8063-1002-011 Document #: 2026031938
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: TWIN LAKES SECTION ONE MapRef: VOL 24 PG 232 Abbreviated Description: Lot:11 Block:2 Subdivision:TWIN LAKES SECTION ONE Map Ref:VOL 24 PG 232

2	.2Mi.	**4107 TWIN LAKES TRL** **PEARLAND, TX 77584-5543**	05/11/2026			2365	//3	2007	7,349 SF	

APN: 8063-1002-017 Document #: 2026022344
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Section: 1 Subdivision: TWIN LAKES SUBDIVISION MapRef: VOL 24 PG 232 Abbreviated Description: Lot:17 Block:2 Section:1 Subdivision:TWIN LAKES SUBDIVISION Map Ref:VOL 24 PG 232

3	.16Mi.	**4505 BRAZOS BEND DR** **PEARLAND, TX 77584-1082**	05/01/2026			1900	//1	2004	6,599 SF	

APN: 6993-2001-003 Document #: 2026020871
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: AMENDING PLAT PARKS AT WALNUT BEND SECTION TWO MapRef: VOL 24 PG 70 Abbreviated Description: Lot:3 Block:1 Subdivision:AMENDING PLAT PARKS AT WALNUT BEND SECTION TWO Map Ref:VOL 24 PG 70

4	.1Mi.	**2808 TRANQUILITY TRL** **PEARLAND, TX 77584-5550**	03/20/2026			2348	//3	2008	7,501 SF	

APN: 8063-1001-003 Document #: 2026013097
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Section: 1 Subdivision: TWIN LAKES MapRef: VOL 24 PG 232 Abbreviated Description: Lot:3 Block:1 Section:1 Subdivision:TWIN LAKES Map Ref:VOL 24 PG 232

5	.19Mi.	**4505 CEDAR HILL DR** **PEARLAND, TX 77584-1096**	12/22/2025			1865	//1	2004	6,896 SF	

APN: 6993-2004-026 Document #: 2025061009
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 4 Section: 2 Subdivision: AMENDING PLAT OF PARKS AT WALNUT BEND MapRef: VOL 24 PG 70 Abbreviated Description: Lot:26 Block:4 Section:2 Subdivision:AMENDING PLAT OF PARKS AT WALNUT BEND Map Ref:VOL 24 PG 70

6	.29Mi.	**2525 S TEXAS AVE** **PEARLAND, TX 77581-4124**	12/09/2025			880	//5	1920	9,374 SF	

APN: 7025-0387-000 Document #: 2025059230
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13-15 Block: 30 Subdivision: PEARLAND TOWNSITE MapRef: VOL 29 PG 41 Abbreviated Description: Lot:13-15 Block:30 Subdivision:PEARLAND TOWNSITE Map Ref:VOL 29 PG 41

7	.2Mi.	**4611 HONEY CREEK CT** **PEARLAND, TX 77584-1285**	10/30/2025			2428	//1	2003	13,024 SF	

APN: 6993-1003-008 Document #: 2025052659
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: AMENDING PLAT PARKS AT WALNUT BEND SECTION ONE MapRef: VOL 22 PG 141-144 Abbreviated Description: Lot:8 Block:3 Subdivision:AMENDING PLAT PARKS AT WALNUT BEND SECTION ONE Map Ref:VOL 22 PG 141-144

8	.25Mi.	**4608 CEDAR HILL DR** **PEARLAND, TX 77584-1157**	10/13/2025			2096	//1	2005	7,200 SF	

APN: 6993-2002-036 Document #: 2025049558
Document Type: Price Code:
Land Use: Single Family Residential

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Legal: Lot: 36 Block: 2 Section: 2 Subdivision: PARKS AT WALNUT BEND MapRef: VOL 24 PG 70 Abbreviated Description: Lot:36 Block:2 Section:2 Subdivision:PARKS AT WALNUT BEND Map Ref:VOL 24 PG 70

9	.37Mi.	**2502 S SAN ANTONIO ST** **PEARLAND, TX 77581-4038**	09/03/2025	2274	//1	2014	6,229 SF	

APN: 7025-0426-110 Document #: 2025042452
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: MINOR PLAT OF MADONANDO ESTATES MapRef: VOL 2013 PG 54270 Abbreviated Description: Lot:1 Block:1 Subdivision:MINOR PLAT OF MADONANDO ESTATES Map Ref:VOL 2013 PG 54270

10	.33Mi.	**2510 S SACRAMENTO AVE** **PEARLAND, TX 77581-4120**	08/19/2025	1001	//6	1960	6,251 SF	

APN: 7025-0399-000 Document #: 2025039537
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43&44 Block: 30 Subdivision: PEARLAND TOWNSITE MapRef: VOL 29 PG 41 Abbreviated Description: Lot:43&44 Block:30 Subdivision:PEARLAND TOWNSITE Map Ref:VOL 29 PG 41

11	.18Mi.	**4108 SUMMER LN** **PEARLAND, TX 77584-5536**	08/01/2025	2371	//3	2007	7,627 SF	Yes

APN: 8063-1002-010 Document #: 2025036717
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Section: 1 Subdivision: TWIN LAKES MapRef: VOL 24 PG 232 Abbreviated Description: Lot:10 Block:2 Section:1 Subdivision:TWIN LAKES Map Ref:VOL 24 PG 232

12	.41Mi.	**2516 S GRAND BLVD** **PEARLAND, TX 77581-4228**	07/28/2025	1698	//1	2024	5,001 SF	

APN: 7054-0003-005 Document #: 2025035650
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: PEARLAND ROW HOUSES AND BUNGALOWS MapRef: FILE 2024041655 Abbreviated Description: Lot:5 Block:3 Subdivision:PEARLAND ROW HOUSES AND BUNGALOWS Map Ref:FILE 2024041655

13	.25Mi.	**4613 MERIDIAN PARK DR** **PEARLAND, TX 77584-3373**	07/25/2025	1897	//1	2007	7,000 SF	

APN: 6993-2003-011 Document #: 2025035420
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Section: 2 Subdivision: PARKS AT WALNUT BEND MapRef: VOL 24 PG 70 Abbreviated Description: Lot:1 Block:3 Section:2 Subdivision:PARKS AT WALNUT BEND Map Ref:VOL 24 PG 70

14	.33Mi.	**4707 CYPRESS BEND CT** **PEARLAND, TX 77584-1292**	07/18/2025	2488	//3	2006	7,148 SF	Yes

APN: 6993-1001-004 Document #: 2025034061
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Section: 1 Subdivision: AMENDING PLAT OF PARKS AT WALNUT BEND MapRef: VOL 22 PG 141-144 Abbreviated Description: Lot:4 Block:1 Section:1 Subdivision:AMENDING PLAT OF PARKS AT WALNUT BEND Map Ref:VOL 22 PG 141-144

15	.16Mi.	**4601 BUESCHER CT** **PEARLAND, TX 77584-1283**	07/03/2025	1971	//1	2003	7,148 SF	Yes

APN: 6993-1003-026 Document #: 2025031660
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 3 Subdivision: AMENDED PLAT PARKS AT WALNUT BEND SECTION ONE MapRef: VOL 22 PG 141 Abbreviated Description: Lot:26 Block:3 Subdivision:AMENDED PLAT PARKS AT WALNUT BEND SECTION ONE Map Ref:VOL 22 PG 141

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.

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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.	**4306 KEYSTONE TRL**	**05/23/2008**	$351,900	$351,900	2,855	//3	2008	7,440 SF	
.01Mi.	**4308 KEYSTONE TRL**	**11/05/2020**	$239,720	$239,720	1,500	//3	2008	7,440 SF	
.01Mi.	**4304 KEYSTONE TRL**	**04/23/2026**	$365,830	$365,830	2,872	//4	2007	7,440 SF	
.02Mi.	**4305 BRAZOS BEND DR**	**07/24/2019**	$283,420	$283,420	1,628	//3	2008	7,000 SF	
.02Mi.	**4303 BRAZOS BEND DR**	**01/23/2023**	$334,922	$334,922	3,059	//3	2008	7,000 SF	
.02Mi.	**4307 BRAZOS BEND DR**	**11/17/2008**	$290,550	$290,550	2,319	//1	2005	7,000 SF	
.03Mi.	**4302 KEYSTONE TRL**	**11/28/2007**	$313,070	$313,070	2,365	//3	2007	7,440 SF	
.03Mi.	**4310 KEYSTONE TRL**	**12/04/2024**	$320,000	$320,000	2,401	//3	2007	7,858 SF	
.03Mi.	**4305 KEYSTONE TRL**	**08/18/2015**	$243,900	$243,900	1,648	//1	2007	7,009 SF	
.03Mi.	**4301 BRAZOS BEND DR**	**03/25/2021**	$270,960	$270,960	2,365	//3	2007	7,000 SF	
.03Mi.	**4303 KEYSTONE TRL**	**02/09/2021**	$290,800	$290,800	2,082	//3	2006	7,009 SF	
.03Mi.	**4309 BRAZOS BEND DR**	**03/27/2009**	$329,220	$329,220	2,784	//1	2005	7,370 SF	
.03Mi.	**4307 KEYSTONE TRL**	**11/28/2007**	$313,450	$313,450	2,365	//3	2007	7,009 SF	
.04Mi.	**4211 BRAZOS BEND DR**	**04/30/2008**	$354,660	$354,660	2,930	//3	2008	7,000 SF	
.04Mi.	**4210 KEYSTONE TRL**	**04/16/2018**	$238,174	$238,174	1,446	//1	2006	7,440 SF	
.04Mi.	**4309 KEYSTONE TRL**	**08/23/2006**	$230,990	$230,990	1,483	//1	2006	7,009 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.3 years old	Households:	34,420
Median Household Income:	$112,712	Households w/Family:	75%
Household Income Per Capita:	$48,237	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Pearland Independent School District	Students:	20,862
Number of Schools:	24	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**Alexander Middle School** Number of Students: 765 Student-Teacher Ratio: 16.82	A+	Public	5 - 6
1.16Mi.	**C.J. Harris Elementary School** Number of Students: 549 Student-Teacher Ratio: 14.23	B+	Public	PK - 4
0.93Mi.	**Pearland Jr. High East School** Number of Students: 801 Student-Teacher Ratio: 17.09	A	Public	7 - 8
1.65Mi.	**Pearland High School** Number of Students: 3,412 Student-Teacher Ratio: 17.9 Advanced Placement: Yes	A-	Public	9 - 12

Flood Report

The Subject Property of **4306 KEYSTONE TRL, PEARLAND, TX 77584-4521** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	79%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	58%	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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