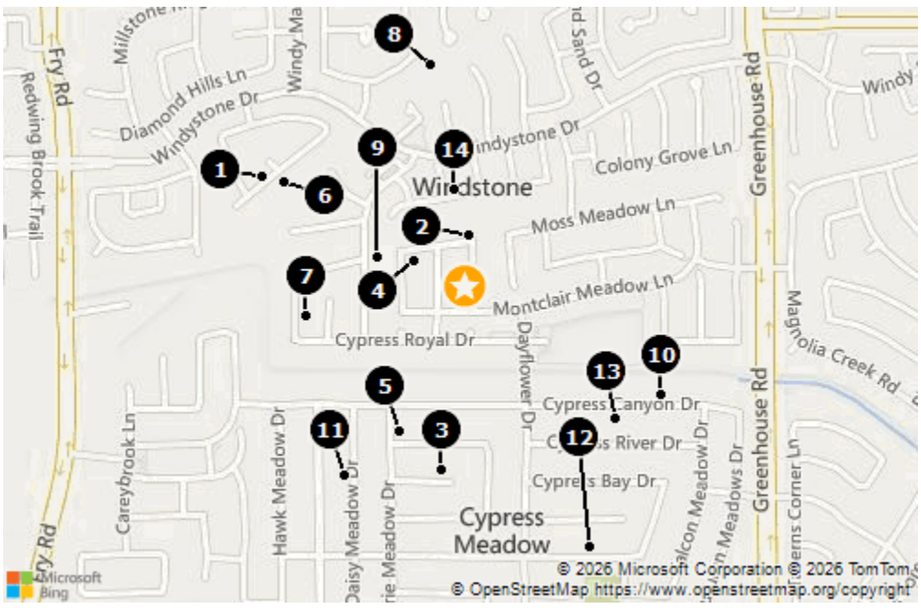
ICE SiteX Report

OrderID: 98722850

SiteX Property Information Report



Subject Property Location

4715 IVY MEADOW LN, KATY, TX 77449-4118

County:	**HARRIS TX**	Census Tract:	482015421.041007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1251620080004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$281,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$261,330 - $300,670	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	004 041 042 043
Assd Land Value:	$78,579	Market Land Value:	$78,579	Tax Year:	2026
Assd Improvement:	$215,336	Market Improvment Value:	$215,336	Total Taxable Value:	$1,802
Total Assessed Value:	$293,915	Total Assessor Market Value:	$293,915	Delinquent Year:	
				Tax Account ID:	125-162-008-0004
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 8 Section: 5 Subdivision: CYPRESS MEADOW Map Ref: MAP 4560B
Abbreviated Description: LT 4 BLK 8 CYPRESS MEADOW SEC 5

Property Characteristics

Lot Size:	5,497 SF	Bedrooms:	5	Pool:	
Building Area:	2315 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Block
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:	09/02/2026	Sales Price:	$297,511
Document #:	2026-358000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/01/2025	Loan Amount:	N/A
Document #:	2025-118294 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	
Legal Description:			

Lot: 4 Block: 5 Subdivision: CYPRESS MFADOW SEC 5

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$104,250
Document #:	2023-252813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	$26,050
Document #:	2023-250771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	06/22/2023	Sales Price:	N/A
Document #:	2023-230783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/21/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5 Map Ref: FILE X-467331

Prior Transfer

Recording Date:	07/13/2021	Sales Price:	N/A
Document #:	2021-393000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2017	Sales Price:	$26,050
Document #:	20170036485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2007	Sales Price:	N/A
Document #:	20070376544 BK-PG 04589-0770	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/05/2007		
Document Type:			

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5

Prior Transfer

Recording Date:	06/08/2007	Sales Price:	$112,200
Document #:	20070348533 BK-PG 04532-1335	Type of Sale:	Full Amount on Deed
Contract Date:	06/05/2007		
Document Type:			

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5

Prior Transfer

Recording Date:	03/17/2006	Sales Price:	N/A
Document #:	Z163665 BK-PG 01923-2068	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/10/2006		
Document Type:			

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5

Prior Transfer

Recording Date:	03/17/2006	Sales Price:	N/A
Document #:	Z163663 BK-PG 01923-2063	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/10/2006		
Document Type:			

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5

Mortgage Record

Recording Date:	03/17/2006	Loan Amount:	N/A
Document #:	Z163661 BK-PG 01923-2030	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
Lot: 4 Block: 8 Subdivision: CYPRESS MEADOW SEC 5

Prior Transfer

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

Legal Description:
Lot: 4 Block: 8 Section: 5 Subdivision: CYPRESS MEADOW Map Ref: MAP 4560B
Abbreviated Description: LT 4 BLK 8 CYPRESS MEADOW SEC 5

Area Sales Analysis

Total Area Sales	$196,000	Median # of Bedrooms	3
Median Lot Size	5,177 SF	Median # of Baths	2
Median Living Area	1,485 SF	Median Year Built	2001
Price Range - 2 Yrs	to $196,000	Age Range	21 years to 46 years
Median Value		Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**4703 RUMBLING CANYON CT KATY, TX 77449-6718**	10/22/2026	$196,000	$124	1580	6/3/2	2004	5,327 SF	
		APN: 1249940020025 Document #: 2026-427654								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 25 Block: 2 Section: 6 Subdivision: WINDSTONE COLONY MapRef: MF 550261 Abbreviated Description: Lot:25 Block:2 Section:6 Subdivision:WINDSTONE COLONY Map Ref:MF 550261								
2	.08Mi.	**19406 CYPRESSTHORN LN KATY, TX 77449-4103**	10/19/2026			1610	7/4/2	2005	5,345 SF	
		APN: 1251620060079 Document #: 2026-421626								
		Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 79 Block: 6 Section: 5 Subdivision: CYPRESS MEADOW SEC 5 MapRef: MF 554078 Abbreviated Description: Lot:79 Block:6 Section:5 Subdivision:CYPRESS MEADOW SEC 5 Map Ref:MF 554078

3	.26Mi.	**19414 CYPRESS BAY CT** **KATY, TX 77449-5515**	09/11/2026	955	4/2/1	1982	4,979 SF

APN: 1150540110046 Document #: 2026-369684
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Block: 11 Section: 2 Subdivision: CYPRESS MEADOW MapRef: VOL 304 PG 23 Abbreviated Description: Lot:46 Block:11 Section:2 Subdivision:CYPRESS MEADOW Map Ref:VOL 304 PG 23

4	.08Mi.	**4734 CYPRESSBLUFF LN** **KATY, TX 77449-4091**	09/08/2026	1695	7/4/2	2004	7,144 SF

APN: 1251620090009 Document #: 2026-365843
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 9 Section: 5 Subdivision: CYPRESS MEADOW MapRef: MF 554078 Abbreviated Description: Lot:9 Block:9 Section:5 Subdivision:CYPRESS MEADOW Map Ref:MF 554078

5	.22Mi.	**19462 CYPRESS RIVER DR** **KATY, TX 77449-5529**	09/04/2026	968	6/3/2	1982	4,948 SF

APN: 1150540050069 Document #: 2026-363649
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Block: 5 Section: 2 Subdivision: CYPRESS MEADOW MapRef: VOL 304 PG 23 Abbreviated Description: Lot:69 Block:5 Section:2 Subdivision:CYPRESS MEADOW Map Ref:VOL 304 PG 23

6	.29Mi.	**19803 WHISPERING HOLLOW LN** **KATY, TX 77449-4815**	08/18/2026	2118	7/3/2	2004	5,027 SF

APN: 1249940010028 Document #: 2026-334393
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 1 Subdivision: WINDSTONE COLONY SECTION SIX MapRef: MF 550261 Abbreviated Description: Lot:28 Block:1 Subdivision:WINDSTONE COLONY SECTION SIX Map Ref:MF 550261

7	.23Mi.	**4618 HAWK MEADOW DR** **KATY, TX 77449-1206**	07/29/2026	1362	7/3/2	2002	4,831 SF

APN: 1160510020023 Document #: 2026-307466
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Section: 4 Subdivision: CYPRESS MEADOW MapRef: VOL 326 PG 30 Abbreviated Description: Lot:23 Block:2 Section:4 Subdivision:CYPRESS MEADOW Map Ref:VOL 326 PG 30

8	.32Mi.	**19503 WINDING CANYON LN** **KATY, TX 77449-6005**	07/24/2026	2022	7/3/2	2001	9,470 SF

APN: 1209020030008 Document #: 2026-300272
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: WINSTONE COLONY SECTION TWO MapRef: MF 446132 Abbreviated Description: Lot:8 Block:3 Subdivision:WINSTONE COLONY SECTION TWO Map Ref:MF 446132

9	.13Mi.	**4702 DAISY MEADOW DR** **KATY, TX 77449-5572**	07/13/2026	2260	7/4/2	2002	4,726 SF

APN: 1160510030003 Document #: 2026-280756
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Section: 4 Subdivision: CYPRESS MEADOWS MapRef: VOL 326 PG 30 Abbreviated Description: Lot:3 Block:3 Section:4 Subdivision:CYPRESS MEADOWS Map Ref:VOL 326 PG 30

10	.32Mi.	**19226 CYPRESS CANYON DR** **KATY, TX 77449-4037**	06/22/2026	1140	6/3/2	1981	5,624 SF

APN: 1144870100038 Document #: 2026-246604
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16&17 Block: 10 Section: 1 Subdivision: CYPRESS MEADOW Tract No: 1521 MapRef: VOL 290 PG 27 Abbreviated Description: Lot:16&17 Block:10 Section:1 Subdivision:CYPRESS MEADOW Tract No:1521 Map Ref:VOL 290 PG 27City/Muni/Twp:KATY City/Muni/Twp: KATY

11	.32Mi.	**4403 DAISY MEADOW DR** **KATY, TX 77449-5542**	06/17/2026	896	5/2/1	1983	4,726 SF

APN: 1155040160011 Document #: 2026-241501
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 16 Section: 3 Subdivision: CYRESS MEADOW MapRef: VOL 314 PG 109 Abbreviated Description: Lot:11 Block:16 Section:3 Subdivision:CYRESS MEADOW Map Ref:VOL 314 PG 109

12	.41Mi.	**19226 CYPRESS CLIFF DR** **KATY, TX 77449-4006**	06/11/2026	1390	6/3/2	1980	6,599 SF

APN: 1144870060027 Document #: 2026-232201
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 6 Section: 1 Subdivision: CYPRESS MEADOW MapRef: VOL 290 PG 27 Abbreviated Description: Lot:27 Block:6 Section:1 Subdivision:CYPRESS MEADOW Map Ref:VOL 290 PG 27

13	.28Mi.	**19255 CYPRESS CANYON DR** **KATY, TX 77449-4038**	05/29/2026	1273	4/2/1	1981	4,948 SF

APN: 1144870080014 Document #: 2026-210526
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 8 Subdivision: N UNRECORDED SUBDIVISION Tract No: 14 Abbreviated Description: Lot:10&11 Block:8 Subdivision:N UNRECORDED SUBDIVISION Tract No:14

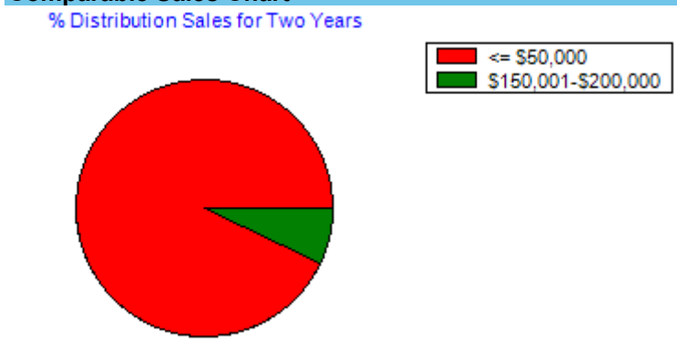
14	.14Mi.	**4802 SABLE FIELD LN** **KATY, TX 77449-7012**	05/27/2026	1725	6/3/2	2004	5,641 SF

APN: 1232580030006 Document #: 2026-207178
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Section: 5 Subdivision: WINDSTONE COLONY MapRef: MF 518072 Abbreviated Description: Lot:6 Block:3 Section:5 Subdivision:WINDSTONE COLONY Map Ref:MF 518072City/Muni/Twp:KATY City/Muni/Twp: KATY

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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.	**4715 IVY MEADOW LN**		$293,915	$293,915	2,315	9/5/2	2005	5,497 SF	
.01Mi.	**4719 IVY MEADOW LN**		$248,640	$248,640	1,610	7/4/2	2005	5,497 SF	
.01Mi.	**4711 IVY MEADOW LN**		$284,754	$284,754	2,100	8/4/2	2005	5,497 SF	
.02Mi.	**4707 IVY MEADOW LN**		$254,734	$254,734	1,660	7/4/2	2005	5,497 SF	
.02Mi.	**4723 IVY MEADOW LN**		$246,651	$246,651	1,930	8/4/2	2005	5,497 SF	
.02Mi.	**4714 GARDEN MEADOW DR**		$249,374	$249,374	1,610	7/4/2	2005	5,968 SF	
.02Mi.	**4710 GARDEN MEADOW DR**		$284,875	$284,875	2,315	8/4/2	2005	5,968 SF	
.02Mi.	**4718 GARDEN MEADOW DR**		$247,067	$247,067	1,660	6/3/2	2005	6,050 SF	
.03Mi.	**4706 GARDEN MEADOW DR**		$236,969	$236,969	1,400	6/3/2	2005	5,968 SF	
.03Mi.	**4727 IVY MEADOW LN**		$271,959	$271,959	2,100	8/4/2	2005	5,497 SF	
.03Mi.	**4703 IVY MEADOW LN**		$218,845	$218,845	1,400	6/3/2	2005	5,793 SF	
.03Mi.	**4714 IVY MEADOW LN**		$266,213	$266,213	1,660	6/3/2	2005	5,497 SF	
.03Mi.	**4722 GARDEN MEADOW DR**		$284,875	$284,875	2,315	8/4/2	2005	5,968 SF	
.03Mi.	**4710 IVY MEADOW LN**		$248,977	$248,977	1,610	7/4/2	2005	5,715 SF	
.03Mi.	**4718 IVY MEADOW LN**		$276,054	$276,054	2,100	8/4/2	2005	5,497 SF	
.03Mi.	**4702 GARDEN MEADOW DR**		$244,632	$244,632	2,100	8/4/2	2005	6,382 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	34.6 years old	Households:	40,197
Median Household Income:	$82,696	Households w/Family:	77%
Household Income Per Capita:	$29,165	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Cypress-Fairbanks Independent School District	Students:	117,927
Number of Schools:	94	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Thornton Middle School** Number of Students: 1,424 Student-Teacher Ratio: 15.43	C-	Public	6 - 8
1.06Mi.	**Cypress Lakes High School** Number of Students: 3,175 Student-Teacher Ratio: 14.85 Advanced Placement: Yes	C+	Public	9 - 12
1.26Mi.	**M. Robinson Elementary School** Number of Students: 908 Student-Teacher Ratio: 16.49	B	Public	PK - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	77%	NOTABLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	39%	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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