ICE SiteX Report

OrderID: 98722975

SiteX Property Information Report



Subject Property Location

5006 COUNTRY MEADOWS TRL, ROSHARON, TX 77583-5448

County:	**BRAZORIA TX**	Census Tract:	480396618.001102
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6574-5813-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$449,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$413,080 - $484,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CIC EM3 GBC M55
Assd Land Value:	$93,280	Market Land Value:	$93,280	Tax Year:	2026
Assd Improvement:	$385,080	Market Improvment Value:	$385,080	Total Taxable Value:	
Total Assessed Value:	$478,360	Total Assessor Market Value:	$478,360	Delinquent Year:	
				Tax Account ID:	R706896
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 1 Block: 3 Section: 58A Subdivision: MERIDIANA SEC 58A

Abbreviated Description:	MERIDIANA SEC 58A (A0287) (IOWA COLONY) (AMENDED) BLK 3 LOT 1
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	8,329 SF	Bedrooms:		Pool:	
Building Area:	2687 SF	Baths:	4	Fireplace:	
Year Built:	2024	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
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:	10/09/2026	Sales Price:	N/A
Document #:	2026050161 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/16/2025	Sales Price:	N/A
Document #:	2025022865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/30/2025	Loan Amount:	N/A
Document #:	2025019940 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Lot: 1 Block: 3 Subdivision: MERIDIAN SECTION 58A
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	N/A

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Document #:	2024035960 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/22/2024		
Document Type:			

Legal Description:
Abbreviated Description: PRIOR REF 1234

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	N/A
Document #:	BK-PG 2024 -35960	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 3 Section: 58A Subdivision: MERIDIANA SEC 58A
Abbreviated Description: MERIDIANA SEC 58A (A0287) (IOWA COLONY) (AMENDED) BLK 3 LOT 1
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	N/A
Document #:	2024030411 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2024		
Document Type:			

Legal Description:
Lot: 1 Block: 3 Subdivision: AMENDED PLAT OF MERIDIANA SECTION 58A Map Ref: FILE 2023003206
City/Muni/Twp: IOWA COLONY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,987 SF	Median # of Baths	4
Median Living Area	2,575 SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	1 years to 6 years
Median Value		Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**10135 NAPIER DR** **ROSHARON, TX 77583-3089**	08/13/2026			2575	//3	2020	8,124 SF	

APN: 6574-0591-043 Document #: 2026040148
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 1 Subdivision: AMENDED PLAT OF MERIDIANA SECTION 59 MapRef: FILE 2019063408 Abbreviated Description: Lot:43 Block:1 Subdivision:AMENDED PLAT OF MERIDIANA SECTION 59 Map Ref:FILE 2019063408

2	.07Mi.	**4823 VAUGHAN WAY** **ROSHARON, TX 77583-5542**	05/05/2026			2177	//4	2022	6,382 SF	

APN: 6574-5811-023 Document #: 2026021601
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Subdivision: AMENDED PLAT OF MERIDIANA SECTION 58A MapRef: FILE 2023003206 Abbreviated Description: Lot:23 Block:1 Subdivision:AMENDED PLAT OF MERIDIANA SECTION 58A Map Ref:FILE 2023003206

3	.01Mi.	**5010 COUNTRY MEADOWS TRL** **ROSHARON, TX 77583-5448**	01/20/2026			1930	//1	2023	6,521 SF	

APN: 6574-5813-002 Document #: 2026002340
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: MERIDIANA SECTION 58A MapRef: DOC 2023003206 Abbreviated Description: Lot:2 Block:3 Subdivision:MERIDIANA SECTION 58A Map Ref:DOC 2023003206

4	.17Mi.	**10119 NAPIER DR** **ROSHARON, TX 77583-3089**	12/18/2025			3019	//4	2020	6,987 SF	

APN: 6574-0591-039 Document #: 2025060852
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 1 Subdivision: AMENDED PLAT OF MERIDIANA SECTION 59 MapRef: FILE 2019063408 Abbreviated Description: Lot:39 Block:1 Subdivision:AMENDED PLAT OF MERIDIANA SECTION 59 Map Ref:FILE 2019063408

5	.15Mi.	**4731 VAUGHAN WAY** **ROSHARON, TX 77583-5488**	12/18/2025			2732	//4	2025	6,891 SF	

APN: 6574-5821-042 Document #: 2025060731
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: 1 Subdivision: MERIDIAN SECTION 58B MapRef: FILE 2023046931 Abbreviated Description: Lot:42 Block:1 Subdivision:MERIDIAN SECTION 58B Map Ref:FILE 2023046931

6	.2Mi.	**4811 SNELL WAY** **ROSHARON, TX 77583-3088**	11/21/2025			2580	//4	2020	10,489 SF	

APN: 6574-0592-012 Document #: 2025056536
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Section: 59 Subdivision: AMENDED PLAT OF MERIDIANA MapRef: FILE 2019063408 Abbreviated Description: Lot:12 Block:2 Section:59 Subdivision:AMENDED PLAT OF MERIDIANA Map Ref:FILE 2019063408

7	.09Mi.	**5002 MATADOR LN** **ROSHARON, TX 77583-4928**	10/21/2025			2915	//5	2025	10,424 SF	

APN: 6574-0571-014 Document #: 2025051019
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: THE AMENDED PLAT OF MERIDIANA SECTION 57 MapRef: FILE 2023003219 Abbreviated Description: Lot:14 Block:1 Subdivision:THE AMENDED PLAT OF MERIDIANA SECTION 57 Map Ref:FILE 2023003219

8	.13Mi.	**5023 WOODLAND RANCH DR** **ROSHARON, TX 77583-4921**	10/20/2025			2518	//4	2025	7,575 SF	

APN: 6574-0571-027 Document #: 2025050809
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 1 Subdivision: THE AMENDED PLAT OF MERIDIANA SECTION 57 MapRef: FILE 2023003219 Abbreviated Description: Lot:27 Block:1 Subdivision:THE AMENDED PLAT OF MERIDIANA SECTION 57 Map Ref:FILE 2023003219

9	.13Mi.	**4739 VAUGHAN WAY** **ROSHARON, TX 77583-5488**	08/06/2025			2614	//4	2025	6,761 SF	

APN: 6574-5821-044 Document #: 2025037606

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 44 Block: 1 Subdivision: MERIDIANA SECTION 58B MapRef: FILE 2023046931 Abbreviated Description: Lot:44 Block:1 Subdivision:MERIDIANA SECTION 58B Map Ref:FILE 2023046931

10	.03Mi.	**4907 VAUGHAN WAY** **ROSHARON, TX 77583-5451**	08/04/2025	2414	//4	2023	9,967 SF

APN: 6574-5811-019 Document #: 2025037155
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: AMEMDED PLAT OF MERIDIANA SECTION 58A MapRef: FILE 2023003206 Abbreviated Description: Lot:19 Block:1 Subdivision:AMEMDED PLAT OF MERIDIANA SECTION 58A Map Ref:FILE 2023003206

11	.18Mi.	**5042 WOODLAND RANCH DR** **ROSHARON, TX 77583-4920**	06/27/2025	2585	//6	2024	8,063 SF

APN: 6574-0572-019 Document #: 2025030316
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: THE AMENDED PLAT OF MERIDIANA SECTION 57 MapRef: FILE 2023003219 Abbreviated Description: Lot:19 Block:2 Subdivision:THE AMENDED PLAT OF MERIDIANA SECTION 57 Map Ref:FILE 2023003219

12	.17Mi.	**4726 JOPLIN ST** **ROSHARON, TX 77583-5486**	06/25/2025	2684	//4	2024	6,752 SF

APN: 6574-5821-004 Document #: 2025029794
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: MERIDIANA SECTION 58B MapRef: FILE 2023046931 Abbreviated Description: Lot:4 Block:1 Subdivision:MERIDIANA SECTION 58B Map Ref:FILE 2023046931

13	.13Mi.	**4738 VAUGHAN WAY** **ROSHARON, TX 77583-5488**	06/09/2025	1930	//1	2025	5,998 SF

APN: 6574-5822-019 Document #: 2025027000
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: MERIDIANA SECTION 58B MapRef: FILE 2023046931 Abbreviated Description: Lot:19 Block:2 Subdivision:MERIDIANA SECTION 58B Map Ref:FILE 2023046931

14	.16Mi.	**4726 VAUGHAN WAY** **ROSHARON, TX 77583-5488**	06/06/2025	2408	//4	2025	6,617 SF

APN: 6574-5822-016 Document #: 2025026693
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: MERIDIANA SECTION 58B MapRef: DOC 2023046931 Abbreviated Description: Lot:16 Block:2 Subdivision:MERIDIANA SECTION 58B Map Ref:DOC 2023046931

15	.12Mi.	**4732 VAUGHAN WAY** **ROSHARON, TX 77583-5488**	05/28/2025	2155	//3	2024	7,065 SF

APN: 6574-5822-020 Document #: 2025024729
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2 Subdivision: MERIDIANA SECTION 50B MapRef: DOC 2023046931 Abbreviated Description: Lot:20 Block:2 Subdivision:MERIDIANA SECTION 50B Map Ref:DOC 2023046931

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.	**5006 COUNTRY MEADOWS TRL**	**08/22/2024**	$478,360	$478,360	2,687	//4	2024	8,329 SF	
.01Mi.	**5010 COUNTRY MEADOWS TRL**	**01/16/2026**	$397,870	$397,870	1,930	//1	2023	6,521 SF	
.02Mi.	**4910 VAUGHAN WAY**	**12/05/2024**	$435,000	$435,000	2,436	//4	2024	9,836 SF	
.03Mi.	**4906 VAUGHAN WAY**	**09/29/2023**	$393,000	$393,000	2,056	//4	2023	7,784 SF	
.03Mi.	**5018 COUNTRY MEADOWS TRL**	**07/18/2024**	$438,031	$438,031	2,660	//5	2024	5,998 SF	
.03Mi.	**4911 VAUGHAN WAY**	**12/21/2023**	$508,120	$508,120	2,592	//3	2023	10,415 SF	
.03Mi.	**5007 COUNTRY MEADOWS TRL**	**06/22/2026**	$434,300	$418,440	2,177	//4	2023	6,891 SF	
.03Mi.	**4907 VAUGHAN WAY**	**07/31/2025**	$484,750	$484,750	2,414	//4	2023	9,967 SF	
.03Mi.	**5011 COUNTRY MEADOWS TRL**	**11/21/2023**	$382,762	$382,762	2,076	//1	2023	7,044 SF	
.04Mi.	**4919 JOPLIN ST**	**07/26/2023**	$399,000	$399,000	2,177	//4	2023	8,878 SF	
.04Mi.	**5015 COUNTRY MEADOWS TRL**	**06/14/2024**	$433,000	$433,000	2,414	//4	2024	6,390 SF	
.04Mi.	**4915 JOPLIN ST**	**05/31/2024**	$407,853	$407,853	2,185	//1	2024	7,684 SF	
.04Mi.	**4902 VAUGHAN WAY**	**02/21/2025**	$410,001	$410,001	2,081	//4	2024	7,196 SF	
.04Mi.	**4915 VAUGHAN WAY**	**07/27/2023**	$527,000	$386,444	2,461	//4	2022	16,753 SF	
.04Mi.	**5022 COUNTRY MEADOWS TRL**	**09/18/2023**	$442,190	$442,190	2,382	//4	2023	7,205 SF	
.04Mi.	**4903 VAUGHAN WAY**	**04/01/2024**	$382,491	$382,491	2,006	//1	2023	8,346 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 **5006 COUNTRY MEADOWS TRL, ROSHARON, TX 77583-5448** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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

No alerts noted

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