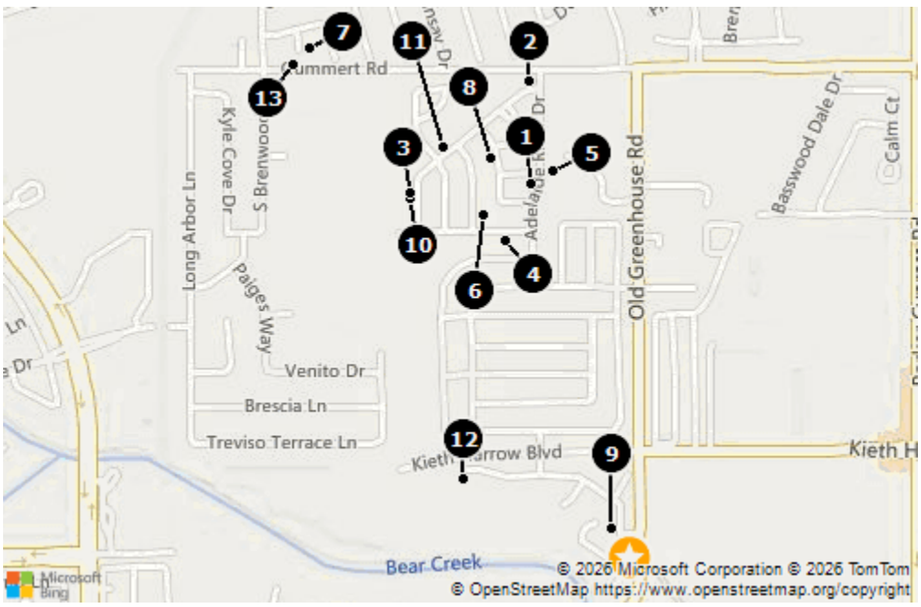
ICE SiteX Report

OrderID: 98722815

SiteX Property Information Report



Subject Property Location

5138 WOLGAN LAKE CT, KATY, TX 77449-2791

County:	**HARRIS TX**	Census Tract:	482015421.033001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1413150040070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	6	Common Confidence Score:	85
Value Range:	$266,020 - $299,980	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	004 041 042 043
Assd Land Value:	$48,875	Market Land Value:	$48,875	Tax Year:	2026
Assd Improvement:	$227,697	Market Improvment Value:	$227,697	Total Taxable Value:	$1,679
Total Assessed Value:	$276,572	Total Assessor Market Value:	$276,572	Delinquent Year:	
				Tax Account ID:	141-315-004-0070
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 70 Block: 4 Section: 3
Abbreviated Description: LT 70 BLK 4 ADELAIDE SEC 3

Property Characteristics

Lot Size:	3,402 SF	Bedrooms:	4	Pool:	
Building Area:	1858 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	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:	09/17/2026	Sales Price:	$210,000
Document #:	2026-379116 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/06/2024	Sales Price:	N/A
Document #:	2024-285530 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/05/2024		
Document Type:			
Legal Description:			

Lot: 70 Block: 4 Section: 3 Subdivision: ADELAIDE Map Ref: MF 691296

Mortgage Record

Recording Date:	01/25/2021	Loan Amount:	N/A
Document #:	2021-040325 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/21/2024	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	01/25/2021	Sales Price:	N/A
Document #:	2021-040323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/2021		

ICE SiteX Report

OrderID: 98722815

Document Type:
Legal Description:
Lot: 70 Block: 4 Subdivision: ADELAIDE SEC 3 Map Ref: MF 691296

Prior Transfer

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

Document Type:
Legal Description:
Lot: 70 Block: 4 Section: 3
Abbreviated Description: LT 70 BLK 4 ADELAIDE SEC 3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	3,402 SF	Median # of Baths	2
Median Living Area	2,026 SF	Median Year Built	2019
Price Range - 2 Yrs		Age Range	6 years to 21 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**18607 FRAZERS RAVINE LN KATY, TX 77449-5930**	10/14/2026			2000	8/4/2	2019	3,219 SF	
		APN: 1402660120005 Document #: 2026-416131 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 12 Subdivision: ADELAIDE SEC 1 MapRef: MF 686472 Abbreviated Description: Lot:5 Block:12 Subdivision:ADELAIDE SEC 1 Map Ref:MF 686472								
2	.68Mi.	**18606 LANSDOWNE STREAM PATH KATY, TX 77449-5945**	08/03/2026			2188	6/3/2	2018	4,095 SF	
		APN: 1402660010019 Document #: 2026-314393 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: ADELAIDE SEC 1 MapRef: MF 690105 Abbreviated Description: Lot:19 Block:1 Subdivision:ADELAIDE SEC 1 Map Ref:MF 690105								
3	.6Mi.	**18830 LANSDOWNE STREAM PATH KATY, TX 77449-5986**	07/22/2026			2320	7/4/2	2019	3,402 SF	
		APN: 1501100010007 Document #: 2026-295643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: ADELAIDE SEC 2 MapRef: MF 689493 Abbreviated Description: Lot:7 Block:1 Subdivision:ADELAIDE SEC 2 Map Ref:MF 689493								
4	.48Mi.	**18619 COOPER RAVINE WAY KATY, TX 77449-5928**	07/15/2026			1984	7/4/2	2019	3,202 SF	
		APN: 1402660090006 Document #: 2026-285077 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: ADELAIDE SEC 1 MapRef: MF 690105 Abbreviated Description: Lot:6 Block:9 Subdivision:ADELAIDE SEC 1 Map Ref:MF 690105								
5	.55Mi.	**5742 ADELAIDE RIVER DR KATY, TX 77449-5935**	06/29/2026			2026	7/4/2	2019	3,402 SF	
		APN: 1402660020018 Document #: 2026-257457 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Section: 1 Subdivision: ADELAIDE MapRef: MF 686472 Abbreviated Description: Lot:18 Block:2 Section:1 Subdivision:ADELAIDE Map Ref:MF 686472								
6	.52Mi.	**5710 MANNING CREEK TRL KATY, TX 77449-5933**	06/01/2026			1682	6/3/2	2019	3,202 SF	
		APN: 1402660110030 Document #: 2026-215259 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 11 Section: 1 Subdivision: ADELAIDE MapRef: MF 686472 Abbreviated Description: Lot:30 Block:11 Section:1 Subdivision:ADELAIDE Map Ref:MF 686472								
7	.84Mi.	**5910 BONNERS PARK CT KATY, TX 77449-2004**	04/21/2026			2320	8/4/2	2005	5,031 SF	
		APN: 1249950030102 Document #: 2026-150759 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 102 Block: 3 Section: 8 Subdivision: BRENWOOD MapRef: MF 550190 Abbreviated Description: Lot:102 Block:3 Section:8 Subdivision:BRENWOOD Map Ref:MF 550190								
8	.59Mi.	**5739 FLINDERS RIVER TRL KATY, TX 77449-5931**	04/02/2026			1830	7/4/2	2019	3,363 SF	
		APN: 1402660110005 Document #: 2026-124712 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 11 Subdivision: ADELAIDE SECTION 1 MapRef: MF 686472 Abbreviated Description: Lot:5 Block:11 Subdivision:ADELAIDE SECTION 1 Map Ref:MF 686472								
9	.05Mi.	**5207 WOLGAN LAKE CT KATY, TX 77449-2792**	03/27/2026			2090	7/4/2	2020	4,151 SF	
		APN: 1413150040043 Document #: 2026-115379 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: 4 Section: 3 Subdivision: ADELAIDE MapRef: MF 691296 Abbreviated Description: Lot:43 Block:4 Section:3 Subdivision:ADELAIDE Map Ref:MF 691296								
10	.59Mi.	**18834 LANSDOWNE STREAM PATH KATY, TX 77449-5986**	03/18/2026			1959	7/4/2	2019	3,402 SF	
		APN: 1501100010006 Document #: 2026-101770 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Section: 2 Subdivision: ADELAIDE MapRef: MF 689493 Abbreviated Description: Lot:6 Block:1 Section:2 Subdivision:ADELAIDE Map Ref:MF 689493								
11	.63Mi.	**18734 LANSDOWNE STREAM PATH KATY, TX 77449-5946**	12/30/2025			2380	7/4/2	2019	3,563 SF	

ICE SiteX Report

OrderID: 98722815

APN: 1501100030002 Document #: 2025-511126
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: ADELAIDE SEC 2 MapRef: MF 689493 Abbreviated Description: Lot:2 Block:3 Subdivision:ADELAIDE SEC 2 Map Ref:MF 689493

12	.26Mi.	**18651 BARWON RIVER CT** **KATY, TX 77449-2787**	12/05/2025	1754	6/3/2	2020	3,376 SF

APN: 1413150040009 Document #: 2025-480337
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: ADELAIDE SEC 3 MapRef: MF 691296 Abbreviated Description: Lot:9 Block:4 Subdivision:ADELAIDE SEC 3 Map Ref:MF 691296

13	.84Mi.	**5903 BONNERS PARK CT** **KATY, TX 77449-2005**	08/12/2025	2320	8/3/2	2006	5,210 SF

APN: 1249950030105 Document #: 2025-315892
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 105 Block: 3 Section: 8 Subdivision: BRENWOOD MapRef: MF 550190 Abbreviated Description: Lot:105 Block:3 Section:8 Subdivision:BRENWOOD Map Ref:MF 550190

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.	**5138 WOLGAN LAKE CT**		$276,572	$276,572	1,858	7/4/2	2020	3,402 SF	
.01Mi.	**5134 WOLGAN LAKE CT**		$288,804	$288,804	2,070	6/3/2	2020	3,402 SF	
.01Mi.	**5142 WOLGAN LAKE CT**		$312,286	$312,286	2,460	7/4/2	2020	3,402 SF	
.02Mi.	**5146 WOLGAN LAKE CT**		$266,878	$266,878	1,840	7/4/2	2020	3,402 SF	
.02Mi.	**5130 WOLGAN LAKE CT**		$256,000	$256,000	1,760	7/4/2	2020	3,402 SF	
.02Mi.	**5126 WOLGAN LAKE CT**		$295,627	$295,627	2,230	7/4/2	2020	3,402 SF	
.02Mi.	**5150 WOLGAN LAKE CT**		$253,510	$253,510	1,762	6/3/2	2020	3,716 SF	
.03Mi.	**18502 SNOWY RIVER LN**		$296,521	$296,521	2,180	7/4/2	2020	5,279 SF	
.03Mi.	**18503 SNOWY RIVER LN**		$270,000	$270,000	2,090	7/4/2	2020	5,101 SF	
.03Mi.	**5122 WOLGAN LAKE CT**		$260,498	$260,498	1,740	7/4/2	2020	3,607 SF	
.04Mi.	**18507 SNOWY RIVER LN**		$283,670	$283,670	2,258	7/4/2	2020	3,829 SF	
.04Mi.	**5151 WOLGAN LAKE CT**		$263,960	$263,960	1,764	6/3/2	2020	4,831 SF	
.04Mi.	**18506 SNOWY RIVER LN**		$259,584	$259,584	1,762	7/4/2	2020	3,180 SF	
.04Mi.	**5118 WOLGAN LAKE CT**		$271,559	$271,559	1,914	7/4/2	2020	3,733 SF	
.04Mi.	**5107 WOLGAN LAKE CT**		$269,273	$269,273	2,094	7/4/2	2020	5,367 SF	
.04Mi.	**18511 SNOWY RIVER LN**		$269,987	$269,987	1,840	7/4/2	2020	3,655 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

ICE SiteX Report

OrderID: 98722815

1.38Mi. **Sheridan Elementary School** Number of Students: 919 Student-Teacher Ratio: 16.03		C	Public	PK - 5
0.96Mi. **Cypress Lakes High School** Number of Students: 3,175 Student-Teacher Ratio: 14.85 Advanced Placement: Yes		C+	Public	9 - 12
1.74Mi. **Watkins Middle School** Number of Students: 1,283 Student-Teacher Ratio: 16.55		C-	Public	6 - 8

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

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