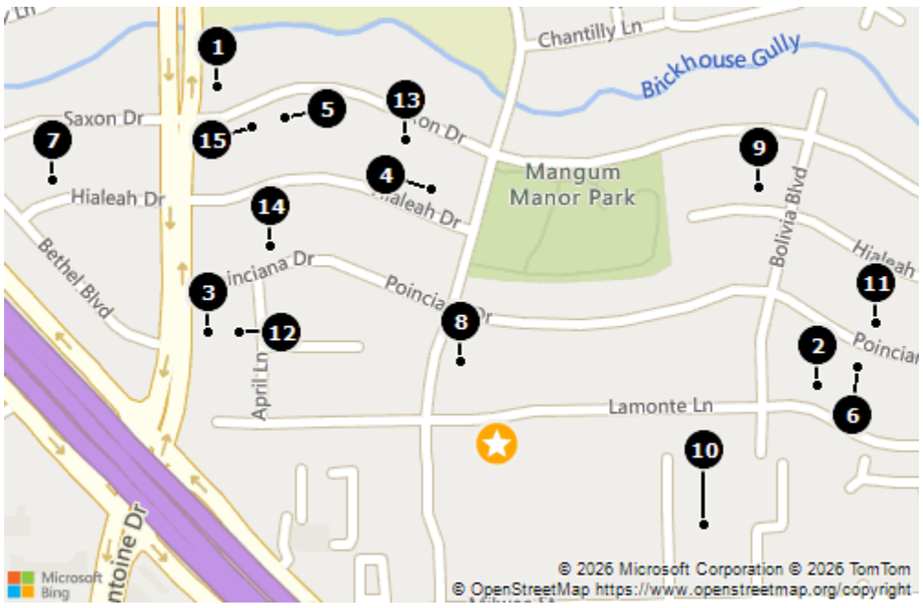
ICE SiteX Report

OrderID: 98263068

SiteX Property Information Report



Subject Property Location

5243 LAMONTE LN, HOUSTON, TX 77092-5609

County:	**HARRIS TX**	Census Tract:	482015313.002024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0861300000015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$388,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$325,920 - $450,080	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$187,500	Market Land Value:	$187,500	Tax Year:	2024
Assd Improvement:	$235,337	Market Improvment Value:	$235,337	Total Taxable Value:	$8,971
Total Assessed Value:	$422,837	Total Assessor Market Value:	$422,837	Delinquent Year:	
				Tax Account ID:	086-130-000-0015
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 9 Section: 2 District: 061 Subdivision: MANGUM MANOR Map Ref: MAP 5160D

Abbreviated Description:	LT 15 & TR 16B BLK 9 MANGUM MANOR SEC 2 R/P
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	7,802 SF	Bedrooms:	3	Pool:	
Building Area:	1574 SF	Baths:	2	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	Brick
Number of Buildings:	2	Number of Rooms:	6	Ext Walls:	Veneer
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
Mortgage Record

Recording Date:	09/03/2025	Loan Amount:	N/A
Document #:	2025-349648 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 15&16 Block: 9 Subdivision: REPLAT OF MANGUM MANOR SECTION TWO

Mortgage Record

Recording Date:	02/03/2025	Loan Amount:	N/A
Document #:	2025-36800 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15&16 Block: 9 Section: 2 Subdivision: MANGUM MANOR

Prior Transfer

Recording Date:	08/29/2023	Sales Price:	N/A
Document #:	2023-330676 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/08/2021	Sales Price:	N/A
Document #:	2021-319744 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Contract Date: 05/06/2021
Document Type:
Legal Description:
Lot: 15&16 Block: 9 Section: 2 Subdivision: REPLAT OF MANGUM MANOR Map Ref: VOL 52 PG 14
Abbreviated Description: EAST2FT LOT16 EAST2FT LOT16

Prior Transfer

Recording Date:	05/21/2021	Sales Price:	$353,400
Document #:	2021-281837 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/2014	Sales Price:	$199,500
Document #:	20140460016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/08/2014	Sales Price:	N/A
Document #:	20140402262 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/2014		
Document Type:			

Legal Description:
Lot: 15&16 Block: 9 Section: 2 Subdivision: REPLAT OF MAGNUM MANOR Map Ref: MB52 PG14
Abbreviated Description: E2 OF LOT 16

Prior Transfer

Recording Date:	04/24/2012	Sales Price:	N/A
Document #:	20120175732 BK-PG 081-93-0905	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/23/2012		
Document Type:			

Legal Description:
Lot: 15&16 Block: 9 Section: 2 Subdivision: MANGUM MANOR Map Ref: MB52 PG14
Abbreviated Description: E2 LOT16

Prior Transfer

Recording Date:	10/12/2004	Sales Price:	N/A
Document #:	X985251 BK-PG 59385-0425	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/05/2004		
Document Type:			

Legal Description:
Lot: 15&16 Block: 9 Subdivision: REPLAT OF MANGUM MANOR SECTION TWO Map Ref: MB52 PG14
Abbreviated Description: ADJOINING2 FT LOT16

Prior Transfer

Recording Date:	02/25/2002	Sales Price:	N/A
Document #:	V619016 BK-PG 54914-3157	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/21/2002		
Document Type:			

Legal Description:
Lot: 15&16 Block: 9 Subdivision: REPLAT OF MANGUM MANOR SECTION TWO Map Ref: MB52 PG14
Abbreviated Description: ADJOINING2 FT LOT16

Prior Transfer

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

Legal Description:
Lot: 15 Block: 9 Section: 2 District: 061 Subdivision: MANGUM MANOR Map Ref: MAP 5160D
Abbreviated Description: LT 15 & TR 16B BLK 9 MANGUM MANOR SEC 2 R/P
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,619 SF	Median # of Baths	2
Median Living Area	1,699 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	7 years to 71 years
Median Value		Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**5422 SAXON DR** **HOUSTON, TX 77092-5547**	07/27/2026			2094	5/2/2	1971	6,434 SF	
		APN: 0861350000016 Document #: 2026-302458 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 14 Section: 2 Subdivision: MANGUM MANOR MapRef: VOL 58 PG 27 Abbreviated Description: Lot:16 Block:14 Section:2 Subdivision:MANGUM MANOR Map Ref:VOL 58 PG 27								
2	.23Mi.	**5022 LAMONTE LN** **HOUSTON, TX 77092-5642**	02/02/2026			2076	6/3/1	1958	7,440 SF	
		APN: 0844400000014 Document #: 2026-38274 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: MANGUM MANOR MapRef: VOL 48 PG 60 Abbreviated Description: Lot:14 Block:2 Subdivision:MANGUM MANOR Map Ref:VOL 48 PG 60								
3	.22Mi.	**3902 ANTOINE DR** **HOUSTON, TX 77092-5145**	11/25/2025			3529	8/4/3	2019	7,200 SF	

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APN: 0861310000020 Document #: 2025-468221
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 10 Subdivision: REPLAT OF MANGUM MANOR SECTION II MapRef: VOL 52 PG 14 Abbreviated Description: Lot:19&20 Block:10 Subdivision:REPLAT OF MANGUM MANOR SECTION II Map Ref:VOL 52 PG 14

4	.18Mi.	**5310 HIALEAH DR** **HOUSTON, TX 77092-5636**	11/18/2025	1544	5/3/1	1958	8,625 SF

APN: 0861340000003 Document #: 2025-456498
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 13 Section: 2 Subdivision: REPLAT OF MANGUM MANOR MapRef: VOL 58 PG 27 Abbreviated Description: Lot:3 Block:13 Section:2 Subdivision:REPLAT OF MANGUM MANOR Map Ref:VOL 58 PG 27

5	.27Mi.	**5411 SAXON DR** **HOUSTON, TX 77092-5546**	11/04/2025	2490	6/4/2	1964	8,472 SF

APN: 0861340000024 Document #: 2025-436723
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 13 Subdivision: MANGUM MANOR SECTION 2 MapRef: VOL 58 PG 27 Abbreviated Description: Lot:24 Block:13 Subdivision:MANGUM MANOR SECTION 2 Map Ref:VOL 58 PG 27

6	.26Mi.	**5011 POINCIANA DR** **HOUSTON, TX 77092-5620**	09/05/2025	1547	5/3/2	1955	7,431 SF

APN: 0844400000023 Document #: 2025-352276
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: MANGUM MANOR Legal Unit: 1 MapRef: VOL 48 PG 60 Abbreviated Description: Lot:23 Block:2 Subdivision:MANGUM MANOR Legal Unit:1 Map Ref:VOL 48 PG 60

7	.36Mi.	**5602 HIALEAH DR** **HOUSTON, TX 77092-5133**	08/25/2025	1475	6/3/2	1960	7,619 SF

APN: 0852280000015 Document #: 2025-334835
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 22 Subdivision: OAK FOREST SECTION 17 MapRef: VOL 62 PG 1 Abbreviated Description: Lot:15 Block:22 Subdivision:OAK FOREST SECTION 17 Map Ref:VOL 62 PG 1

8	.06Mi.	**3814 COSTA RICA RD** **HOUSTON, TX 77092-6653**	06/11/2025	1698	7/4/3	1957	7,139 SF

APN: 0861290000020 Document #: 2025-222574
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 8 Subdivision: REPLAT OF MANGUM MANOR SECTION TWO 2 MapRef: VOL 52 PG 14 Abbreviated Description: Lot:20 Block:8 Subdivision:REPLAT OF MANGUM MANOR SECTION TWO 2 Map Ref:VOL 52 PG 14

9	.26Mi.	**5106 HIALEAH DR** **HOUSTON, TX 77092-5634**	06/06/2025	1929	6/3/2	1955	7,976 SF

APN: 0844440000002 Document #: 2025-217016
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: MANGUM MANOR SECTION 1 MapRef: VOL 48 PG 60 Abbreviated Description: Lot:2 Block:6 Subdivision:MANGUM MANOR SECTION 1 Map Ref:VOL 48 PG 60City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

10	.15Mi.	**5218 MILWEE ST** **HOUSTON, TX 77092-6644**	04/28/2025	1200	5/3/2	1975	836 SF

APN: 1104640010009 Document #: 2025-155329
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HIDDEN OAKS TOWNHOMES Legal Unit: 9 MapRef: VOL 183 PG 102 Abbreviated Description: Lot:8 Subdivision:HIDDEN OAKS TOWNHOMES Legal Unit:9 Map Ref:VOL 183 PG 102

11	.28Mi.	**5010 POINCIANA DR** **HOUSTON, TX 77092-5621**	04/23/2025	1182	6/2/1	1958	7,701 SF

APN: 0844410000009 Document #: 2025-149426
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Section: 1 Subdivision: MAGNUM MANOR MapRef: VOL 48 PG 60 Abbreviated Description: Lot:9 Block:3 Section:1 Subdivision:MAGNUM MANOR Map Ref:VOL 48 PG 60

12	.2Mi.	**3903 APRIL LN** **HOUSTON, TX 77092-5602**	04/23/2025	2082	6/3/2	1960	6,900 SF

APN: 0861310000025 Document #: 2025-148797
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 10 Subdivision: MANGUM MANOR SECTION 2 MapRef: VOL 52 PG 14 Abbreviated Description: Lot:25 Block:10 Subdivision:MANGUM MANOR SECTION 2 Map Ref:VOL 52 PG 14

13	.22Mi.	**5319 SAXON DR** **HOUSTON, TX 77092-5544**	04/15/2025	1588	6/3/2	1960	8,024 SF

APN: 0861340000031 Document #: 2025-136949
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 13 Section: 2 Subdivision: MANGUM MANOR MapRef: VOL 58 PG 27 Abbreviated Description: Lot:31 Block:13 Section:2 Subdivision:MANGUM MANOR Map Ref:VOL 58 PG 27

14	.21Mi.	**5410 POINCIANA DR** **HOUSTON, TX 77092-5629**	04/11/2025	1699	6/3/2	1960	8,699 SF

APN: 0861330000010 Document #: 2025-133699
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 12 Subdivision: REPLAT OF BLOCK TWELVE MapRef: VOL 58 PG 27 Abbreviated Description: Lot:10 Block:12 Subdivision:REPLAT OF BLOCK TWELVE Map Ref:VOL 58 PG 27

15	.28Mi.	**5419 SAXON DR** **HOUSTON, TX 77092-5546**	04/04/2025	1718	6/3/2	1964	8,050 SF

APN: 0861340000022 Document #: 2025-124169
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 13 Subdivision: MANGUM MANOR MapRef: VOL 58 PG 27 Abbreviated Description: Lot:22 Block:13 Subdivision:MANGUM MANOR Map Ref:VOL 58 PG 27

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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.	**5243 LAMONTE LN**		$422,837	$422,837	1,574	6/3/2	1958	7,802 SF	
.01Mi.	**5247 LAMONTE LN**		$285,808	$285,808	1,901	7/3/1	1958	7,279 SF	
.01Mi.	**5239 LAMONTE LN**		$254,589	$254,589	1,296	5/3/1	1956	7,649 SF	
.02Mi.	**5235 LAMONTE LN**		$257,989	$257,989	1,512	7/3/2	1960	6,708 SF	
.02Mi.	**5251 LAMONTE LN**		$279,614	$279,614	1,639	6/3/2	1958	7,148 SF	
.04Mi.	**5231 LAMONTE LN**		$581,763	$581,763	1,839	6/3/2	1954	8,999 SF	
.04Mi.	**5255 LAMONTE LN**		$352,875	$352,875	1,583	6/3/2	1958	7,701 SF	
.04Mi.	**5242 LAMONTE LN**		$275,207	$275,207	1,688	6/3/1	1958	6,268 SF	
.04Mi.	**5246 LAMONTE LN**		$389,611	$389,611	2,120	7/3/2	1960	6,268 SF	Yes
.04Mi.	**3802 COSTA RICA RD**		$363,090	$363,090	2,650	7/4/3	1958	6,268 SF	
.04Mi.	**5238 LAMONTE LN**		$263,406	$263,406	1,498	6/3/2	1960	6,268 SF	
.05Mi.	**5234 LAMONTE LN**		$697,000	$697,000	2,388	6/3/2	2015	9,426 SF	
.05Mi.	**5227 LAMONTE LN**		$316,020	$316,020	2,068	7/4/1	1959	8,999 SF	
.05Mi.	**3806 COSTA RICA RD**		$387,867	$387,867	1,609	7/4/2	1958	6,268 SF	
.05Mi.	**5230 LAMONTE LN**		$504,976	$504,976	1,547	6/3/2	1957	9,165 SF	
.06Mi.	**3810 COSTA RICA RD**		$469,100	$469,100	2,111	7/3/2	1958	7,340 SF	Yes

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	35.2 years old	Households:	13,922
Median Household Income:	$51,197	Households w/Family:	62%
Household Income Per Capita:	$29,696	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Clifton Middle School** Number of Students: 363 Student-Teacher Ratio: 14.44	C	Public	6 - 8
0.08Mi.	**Wainwright Elementary School** Number of Students: 382 Student-Teacher Ratio: 13.21	B-	Public	EE - 5
0.40Mi.	**Scarborough High School** Number of Students: 691 Student-Teacher Ratio: 11.43	D+	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	131%	NOTABLY HIGHER
OVERALL	133%	NOTABLY HIGHER

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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