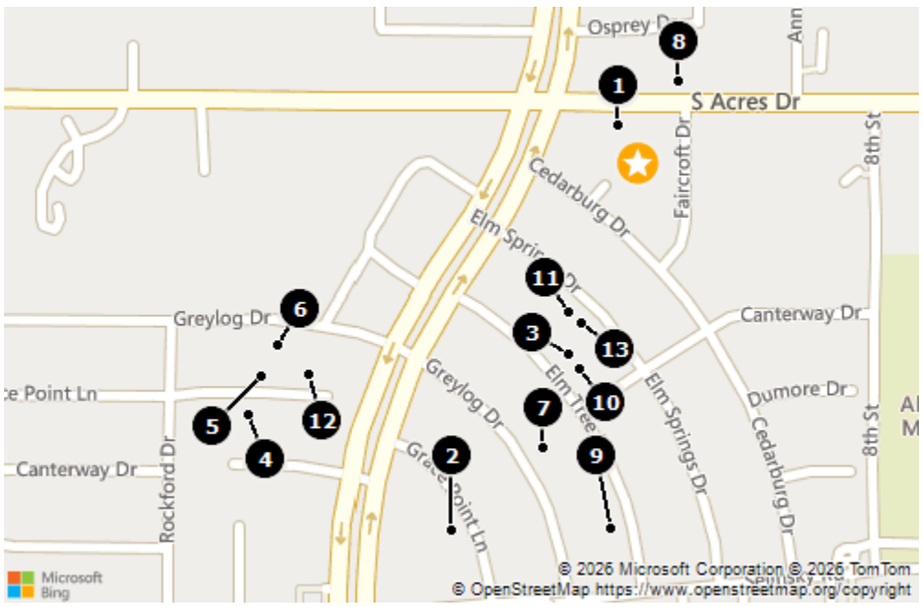
ICE SiteX Report

OrderID: 98444593

SiteX Property Information Report



Subject Property Location

5523 CEDARBURG DR, HOUSTON, TX 77048-1818

County:	**HARRIS TX**	Census Tract:	482013317.001026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0913790000018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$199,800 - $244,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$61,098	Market Land Value:	$61,098	Tax Year:	2024
Assd Improvement:	$266,345	Market Improvment Value:	$266,345	Total Taxable Value:	$3,092
Total Assessed Value:	$327,443	Total Assessor Market Value:	$327,443	Delinquent Year:	
				Tax Account ID:	091-379-000-0018
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Block: 6 Section: 1 District: 061 Subdivision: CRESTMONT PARK Map Ref: MAP 5452B

Abbreviated Description:	LT 18 BLK 6 CRESTMONT PARK SEC 1
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1416 SF	Baths:	2	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Rock, Stone
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:	03/10/2025	Loan Amount:	N/A
Document #:	2025-85610 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 6 Subdivision: CRESTMONT PARK SECTION ONE

Mortgage Record

Recording Date:	07/31/2023	Loan Amount:	N/A
Document #:	2023-285866 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 6 Subdivision: CRESTMONT PARK SECTION ONE

Mortgage Record

Recording Date:	09/12/2022	Loan Amount:	N/A
Document #:	2022-459648 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 6 Subdivision: CRESTMONT PARK SECTION ONE

Prior Transfer

Recording Date:	03/15/2021	Sales Price:	$167,531

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Document #:	2021-131717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2019	Sales Price:	N/A
Document #:	2019-127730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2019		
Document Type:			

Legal Description:
Lot: 18 Block: 6 Section: 1 Subdivision: CRESTMONT PARK Map Ref: VOL 57 PG 67

Prior Transfer

Recording Date:	07/15/2015	Sales Price:	N/A
Document #:	20150310842 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/10/2015		
Document Type:			

Legal Description:
Lot: 18 Block: 6 Section: 1 Subdivision: CRESTMONT PARK Map Ref: MB57 PG67

Prior Transfer

Recording Date:	01/08/2015	Sales Price:	$6,000
Document #:	20150010352 BK-PG -	Type of Sale:	Sold for Taxes
Contract Date:	09/02/2014		
Document Type:			

Legal Description:
Lot: 18 Block: 6 Section: 1 Subdivision: CRESTMONT PARK Map Ref: MB57 PG67

Prior Transfer

Recording Date:	06/23/2014	Sales Price:	N/A
Document #:	20140270372 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/03/2014		
Document Type:			

Legal Description:
Lot: 18 Block: 6 Section: 1 Subdivision: CRESTMONT PARK Map Ref: MB57 PG67

Prior Transfer

Recording Date:	10/01/2009	Sales Price:	N/A
Document #:	20090448634 BK-PG 06793-3152	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/01/2009		
Document Type:			

Legal Description:
Lot: 18 Block: 6 Subdivision: CRESTMONT PARK SECTION 1
City/Muni/Twp: HOUSTON

Prior Transfer

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

Legal Description:
Lot: 18 Block: 6 Section: 1 District: 061 Subdivision: CRESTMONT PARK Map Ref: MAP 5452B
Abbreviated Description: LT 18 BLK 6 CRESTMONT PARK SEC 1
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,368 SF	Median # of Baths	1
Median Living Area	1,218 SF	Median Year Built	1965
Price Range - 2 Yrs		Age Range	56 years to 66 years
Median Value		Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**5514 S ACRES DR** **HOUSTON, TX 77048-1214**	08/27/2026			1022	5/3/1	1965	5,859 SF	
		APN: 0913790000004 Document #: 2026-350424 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Subdivision: CRESTMONT PARK SECTION ONE MapRef: VOL 57 PG 67 Abbreviated Description: Lot:4 Block:6 Subdivision:CRESTMONT PARK SECTION ONE Map Ref:VOL 57 PG 67City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
2	.29Mi.	**5602 GRACE POINT LN** **HOUSTON, TX 77048-1848**	07/24/2026			1956	8/4/2	1960	6,887 SF	
		APN: 0913880000005 Document #: 2026-298713 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 6 Subdivision: BRUNSWICK LAKES SECTION 8 MapRef: MF 627197 Abbreviated Description: Lot:10 Block:6 Subdivision:BRUNSWICK LAKES SECTION 8 Map Ref:MF 627197								
3	.14Mi.	**5527 ELM TREE DR** **HOUSTON, TX 77048-1841**	06/05/2026			1082	5/3/1	1961	7,257 SF	
		APN: 0913840000013 Document #: 2026-223701 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 11 Section: 1 Subdivision: CRESTPARK PLAZA MapRef: VOL 57 PG 67 Abbreviated Description: Lot:13 Block:11 Section:1 Subdivision:CRESTPARK PLAZA Map Ref:VOL 57 PG 67								
4	.33Mi.	**5418 GRACE POINT LN** **HOUSTON, TX 77048-1727**	05/15/2026			1603	7/4/2	1970	5,776 SF	
		APN: 1040120000031 Document #: 2026-191322 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 3&4 Block: 1 Subdivision: SHELBI WOODWARD MapRef: MF 693627 Abbreviated Description: Lot:3&4 Block:1 Subdivision:SHELBI WOODWARD Map Ref:MF 693627

5	.3Mi.	**5423 GRACE POINT LN** **HOUSTON, TX 77048-1726**	05/11/2026	1612	5/3/1	1970	5,776 SF

APN: 1040120000019 Document #: 2026-181950
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 46 Section: 6 Subdivision: CRESTMONT PARK MapRef: VOL 174 PG 129 Abbreviated Description: Lot:19 Block:46 Section:6 Subdivision:CRESTMONT PARK Map Ref:VOL 174 PG 129

6	.28Mi.	**5426 GREYLOG DR** **HOUSTON, TX 77048-1732**	02/05/2026	1205	6/3/1	1970	5,728 SF

APN: 1040120000007 Document #: 2026-43901
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 46 Section: 6 Subdivision: CRESTMONT PARK MapRef: VOL 174 PG 129 Abbreviated Description: Lot:7 Block:46 Section:6 Subdivision:CRESTMONT PARK Map Ref:VOL 174 PG 129

7	.21Mi.	**5539 GREYLOG DR** **HOUSTON, TX 77048-1849**	01/09/2026	2049	6/4/3	1960	6,996 SF

APN: 0913860000029 Document #: 2026-9246
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 13 Section: 1 Subdivision: CRESTMONT PARK MapRef: VOL 57 PG 67 Abbreviated Description: Lot:29 Block:13 Section:1 Subdivision:CRESTMONT PARK Map Ref:VOL 57 PG 67

8	.07Mi.	**5527 S ACRES DR** **HOUSTON, TX 77048-1213**	10/30/2025	1045	8/3/1	1965	6,599 SF

APN: 0913760000022 Document #: 2025-431325
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 3 Subdivision: CRESTMONT PARK SECTION ONE MapRef: VOL 57 PG 67 Abbreviated Description: Lot:22 Block:3 Subdivision:CRESTMONT PARK SECTION ONE Map Ref:VOL 57 PG 67

9	.26Mi.	**5630 ELM TREE DR** **HOUSTON, TX 77048-1844**	10/28/2025	1254	5/3/1	1960	6,368 SF

APN: 0913860000017 Document #: 2025-427858
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 13 Subdivision: CRESTMONT PARK SECTION ONE 1 MapRef: VOL 57 PG 67&68 Abbreviated Description: Lot:17 Block:13 Subdivision:CRESTMONT PARK SECTION ONE 1 Map Ref:VOL 57 PG 67&68City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

10	.15Mi.	**5531 ELM TREE DR** **HOUSTON, TX 77048-1841**	10/14/2025	1218	5/3/2	1961	8,978 SF

APN: 0913840000012 Document #: 2025-406811
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 11 Subdivision: CRESTMONT PARK MapRef: VOL 57 PG 67 Abbreviated Description: Lot:12 Block:11 Subdivision:CRESTMONT PARK Map Ref:VOL 57 PG 67

11	.12Mi.	**5526 ELM SPRINGS DR** **HOUSTON, TX 77048-1838**	10/07/2025	989	5/2/1	1969	6,429 SF

APN: 0913840000006 Document #: 2025-397237
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 11 Subdivision: CRESTMONT PARK SECTION 1 MapRef: VOL 57 PG 67 Abbreviated Description: Lot:6 Block:11 Subdivision:CRESTMONT PARK SECTION 1 Map Ref:VOL 57 PG 67

12	.28Mi.	**5435 GRACE POINT LN** **HOUSTON, TX 77048-1726**	10/07/2025	1121	5/3/1	1970	5,319 SF

APN: 1040120000022 Document #: 2025-399300
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 46 Subdivision: CRESTMONT PARK SECTION SIX MapRef: VOL 174 PG 129 Abbreviated Description: Lot:22 Block:46 Subdivision:CRESTMONT PARK SECTION SIX Map Ref:VOL 174 PG 129City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

13	.12Mi.	**5530 ELM SPRINGS DR** **HOUSTON, TX 77048-1838**	08/29/2025	1265	5/3/1	1961	6,312 SF

APN: 0913840000007 Document #: 2025-343393
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 11 Subdivision: CRESTMONT PARK MapRef: VOL 57 PG 67 Abbreviated Description: Lot:7 Block:11 Subdivision:CRESTMONT PARK Map Ref:VOL 57 PG 67

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.	**5523 CEDARBURG DR**		$327,443	$327,443	1,416	6/3/2	2018	8,276 SF	
.02Mi.	**5519 CEDARBURG DR**		$276,142	$276,142	1,482	6/3/2	2007	8,163 SF	
.02Mi.	**5527 CEDARBURG DR**		$132,143	$132,143	1,278	6/3/1	1965	7,362 SF	
.02Mi.	**10810 FAIRCROFT DR**		$109,700	$109,700	978	5/3/1	1965	6,900 SF	
.02Mi.	**10814 FAIRCROFT DR**		$127,374	$127,374	1,248	5/3/1	1965	6,299 SF	
.02Mi.	**5518 S ACRES DR**		$133,837	$133,837	1,364	6/3/1	1965	6,726 SF	
.03Mi.	**5522 S ACRES DR**		$119,201	$119,201	1,032	5/3/1	1965	6,321 SF	
.03Mi.	**10902 FAIRCROFT DR**		$167,615	$167,615	1,308	5/3/1	1965	5,863 SF	
.03Mi.	**5514 S ACRES DR**		$138,771	$138,771	1,022	5/3/1	1965	5,859 SF	
.03Mi.	**5531 CEDARBURG DR**		$151,023	$151,023	1,535	7/4/2	1960	7,558 SF	Yes
.03Mi.	**5515 CEDARBURG DR**		$186,448	$186,448	1,578	5/3/1	1965	10,032 SF	
.04Mi.	**5510 S ACRES DR**		$150,631	$150,631	2,216	6/3/1	1965	6,090 SF	
.04Mi.	**10906 FAIRCROFT DR**		$127,517	$127,517	1,345	6/3/1	1965	5,950 SF	
.04Mi.	**5535 CEDARBURG DR**		$99,333	$99,333	1,554	7/5/2	1965	5,589 SF	
.04Mi.	**5511 CEDARBURG DR**		$154,444	$154,444	1,523	5/3/1	1955	13,268 SF	
.04Mi.	**5506 S ACRES DR**		$134,918	$134,918	1,288	5/3/2	1965	6,264 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.6 years old	Households:	7,457
Median Household Income:	$59,367	Households w/Family:	68%
Household Income Per Capita:	$25,507	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.31Mi.	**Thomas Middle School** Number of Students: 391 Student-Teacher Ratio: 12.1	F	Public	6 - 8
1.48Mi.	**Frost Elementary School** Number of Students: 402 Student-Teacher Ratio: 13.4	D-	Public	EE - 5
0.99Mi.	**Sterling High School** Number of Students: 1,146 Student-Teacher Ratio: 13.16	F	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	114%	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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