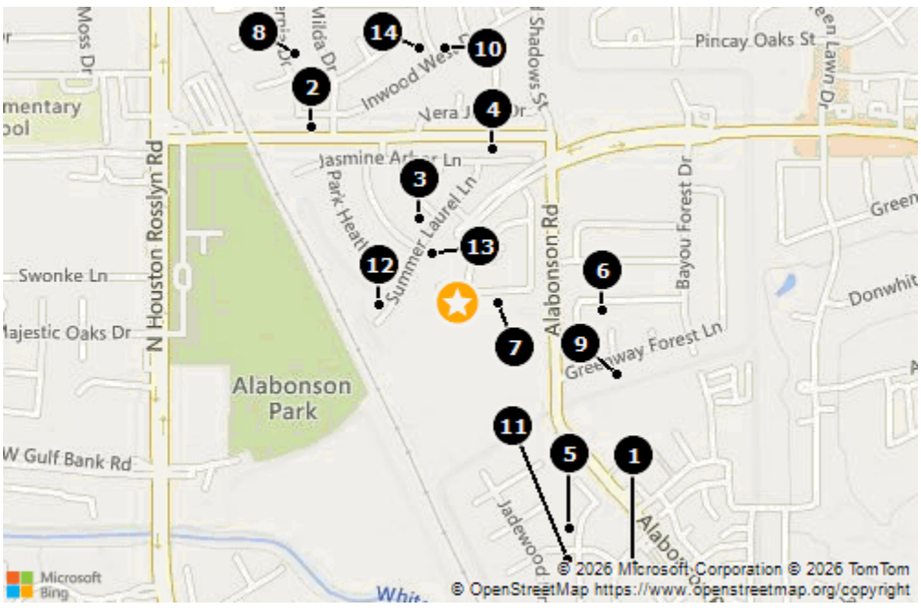
ICE SiteX Report

OrderID: 98722421

SiteX Property Information Report



Subject Property Location

6611 MORNINGSAGE LN, HOUSTON, TX 77088-6060

County:	**HARRIS TX**	Census Tract:	482015327.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1270860010036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	7	Common Confidence Score:	88
Value Range:	$260,400 - $299,600	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	009 041 042 043
Assd Land Value:	$42,350	Market Land Value:	$42,350	Tax Year:	2026
Assd Improvement:	$204,305	Market Improvment Value:	$204,305	Total Taxable Value:	$1,886
Total Assessed Value:	$246,655	Total Assessor Market Value:	$246,655	Delinquent Year:	
				Tax Account ID:	127-086-001-0036
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 36 Block: 1 Section: 3 Subdivision: PARKLAND PLACE Map Ref: MAP 5162A
Abbreviated Description: LT 36 BLK 1 PARKLAND PLACE SEC 3

Property Characteristics

Lot Size:	5,502 SF	Bedrooms:	4	Pool:	
Building Area:	1773 SF	Baths:	2	Fireplace:	Yes
Year Built:	2007	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	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

Prior Transfer

Recording Date:	08/08/2025	Sales Price:	N/A
Document #:	2025-311771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/11/2022	Loan Amount:	N/A
Document #:	2022-547221 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/01/2037	Type Finance:	VAR

Legal Description:
Lot: 36 Block: 1 Subdivision: PARKLAND PLACE SECTION 3
City/Muni/Twp: HOUSTON

Prior Transfer

Recording Date:	12/14/2012	Sales Price:	$128,200
Document #:	20120576914 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2007	Sales Price:	N/A
Document #:	20070341799 BK-PG 04520-1035	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/01/2007		

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Document Type:
Legal Description:
Lot: 36 Block: 1 Subdivision: PARKLAND PLACE SECTION THREE

Prior Transfer

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

Legal Description:
Lot: 36 Block: 1 Section: 3 Subdivision: PARKLAND PLACE Map Ref: MAP 5162A
Abbreviated Description: LT 36 BLK 1 PARKLAND PLACE SEC 3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,423 SF	Median # of Baths	2
Median Living Area	1,944 SF	Median Year Built	1979
Price Range - 2 Yrs		Age Range	19 years to 57 years
Median Value		Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**7230 BAYOU FOREST DR** **HOUSTON, TX 77088-5311**	10/20/2026			2078	6/3/2	1972	8,869 SF	
		APN: 1000480000001 Document #: 2026-422694 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CANDLELIGHT FOREST MapRef: VOL 146 PG 40 Abbreviated Description: Lot:2 Subdivision:CANDLELIGHT FOREST Map Ref:VOL 146 PG 40								
2	.32Mi.	**6811 INWOOD WEST DR** **HOUSTON, TX 77088-2140**	09/25/2026			1619	5/3/2	1979	7,475 SF	
		APN: 1105160000029 Document #: 2026-390891 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 6 Section: 1 Subdivision: REPLAT OF INWOOD WEST MapRef: VOL 254 PG 81 Abbreviated Description: Lot:29 Block:6 Section:1 Subdivision:REPLAT OF INWOOD WEST Map Ref:VOL 254 PG 81City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
3	.13Mi.	**9707 MISTY VINE CT** **HOUSTON, TX 77088-2256**	09/03/2026			1727	6/3/2	2005	6,050 SF	
		APN: 1251030020009 Document #: 2026-361050 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: PARKLAND PLACE SEC 2 MapRef: MF 552266 Abbreviated Description: Lot:9 Block:2 Subdivision:PARKLAND PLACE SEC 2 Map Ref:MF 552266City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
4	.22Mi.	**6530 JASMINE ARBOR LN** **HOUSTON, TX 77088-2258**	07/28/2026			1480	7/3/2	2005	5,502 SF	
		APN: 1251030010017 Document #: 2026-305542 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: PARKLAND PLACE SEC 2 MapRef: DOC 552266 Abbreviated Description: Lot:17 Block:1 Subdivision:PARKLAND PLACE SEC 2 Map Ref:DOC 552266City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
5	.35Mi.	**7231 RIDGE OAK DR** **HOUSTON, TX 77088-5352**	07/21/2026			2393	8/4/2	1969	10,163 SF	
		APN: 1000480000073 Document #: 2026-293154 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 73 Section: 1 Subdivision: CANDLELIGHT FOREST MapRef: VOL 146 PG 40 Abbreviated Description: Lot:73 Section:1 Subdivision:CANDLELIGHT FOREST Map Ref:VOL 146 PG 40City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
6	.2Mi.	**6307 WOODLAND FOREST DR** **HOUSTON, TX 77088-4033**	06/22/2026			1836	6/3/2	1978	6,826 SF	
		APN: 1131170000008 Document #: 2026-246720 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: INWOOD NORTH SECTION 7 MapRef: VOL 270 PG 51 Abbreviated Description: Subdivision:INWOOD NORTH SECTION 7 Map Ref:VOL 270 PG 51Abbreviated Description:WEST63.2FT LOT 8								
7	.06Mi.	**6523 MORNINGSAGE LN** **HOUSTON, TX 77088-6058**	05/28/2026			2106	7/4/2	2007	5,502 SF	
		APN: 1270860010030 Document #: 2026-208671 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 1 Section: 3 Subdivision: PARKLAND PLACE MapRef: MF 587084 Abbreviated Description: Lot:30 Block:1 Section:3 Subdivision:PARKLAND PLACE Map Ref:MF 587084City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
8	.42Mi.	**9926 HIBERNIA DR** **HOUSTON, TX 77088-2115**	04/27/2026			2346	7/4/2	1980	7,214 SF	
		APN: 1105210000010 Document #: 2026-156184 Document Type: Price Code: Land Use: Single Family Residential Legal:								
9	.24Mi.	**6303 GREENWAY FOREST LN** **HOUSTON, TX 77088-4014**	04/14/2026			1785	6/3/2	1978	7,479 SF	
		APN: 1131160000007 Document #: 2026-140408 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Section: 7 Subdivision: INWOOD NORTH MapRef: VOL 270 PG 51 Abbreviated Description: Lot:7 Block:2 Section:7 Subdivision:INWOOD NORTH Map Ref:VOL 270 PG 51								
10	.36Mi.	**10002 MISTY TRL** **HOUSTON, TX 77088-2207**	03/18/2026			2052	6/3/2	1979	7,680 SF	
		APN: 1105190000040 Document #: 2026-101899 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Block: 9 Subdivision: INWOOD WESTSECTION ONE MapRef: VOL 254 PG 81 Abbreviated Description: Lot:40 Block:9 Subdivision:INWOOD WESTSECTION ONE Map Ref:VOL 254 PG 81								
11	.39Mi.	**7219 RIDGE OAK DR** **HOUSTON, TX 77088-5324**	03/16/2026			2450	8/4/2	1970	8,864 SF	Yes
		APN: 1000480000071 Document #: 2026-97640								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Section: 1 Subdivision: CANDLELIGHT FOREST MapRef: VOL 146 PG 40 Abbreviated Description: Lot:71 Section:1 Subdivision:CANDLELIGHT FOREST Map Ref:VOL 146 PG 40

12	.11Mi.	**9515 SUMMER LAUREL LN** **HOUSTON, TX 77088-2200**	02/27/2026	1420	5/3/2	2004	7,370 SF

APN: 1245910020021 Document #: 2026-73428
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: PARKLAND PLACE SECTION 1 MapRef: MF 543165 Abbreviated Description: Lot:21 Block:2 Subdivision:PARKLAND PLACE SECTION 1 Map Ref:MF 543165

13	.08Mi.	**9614 SUMMER LAUREL LN** **HOUSTON, TX 77088-2214**	02/26/2026	1541	6/3/2	2003	5,580 SF

APN: 1245910020007 Document #: 2026-71839
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: PARKLAND PLACE SECTION 1 MapRef: MF 543165 Abbreviated Description: Lot:7 Block:2 Subdivision:PARKLAND PLACE SECTION 1 Map Ref:MF 543165

14	.36Mi.	**10007 MISTY TRL** **HOUSTON, TX 77088-2206**	02/18/2026	2052	7/4/2	1979	8,120 SF

APN: 1105200000014 Document #: 2026-60850
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 10 Section: 1 Subdivision: INWOOD WEST MapRef: VOL 254 PG 81 Abbreviated Description: Lot:14 Block:10 Section:1 Subdivision:INWOOD WEST Map Ref:VOL 254 PG 81

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.	**6611 MORNINGSAGE LN**		$246,655	$246,655	1,773	7/4/2	2007	5,502 SF	
.01Mi.	**6615 MORNINGSAGE LN**		$274,380	$274,380	2,080	7/4/2	2006	5,101 SF	
.01Mi.	**6607 MORNINGSAGE LN**		$271,164	$271,164	2,111	6/3/2	2008	5,502 SF	
.02Mi.	**6619 MORNINGSAGE LN**		$284,612	$284,612	2,435	7/4/2	2007	5,645 SF	
.02Mi.	**6603 MORNINGSAGE LN**		$268,304	$268,304	2,123	7/4/2	2007	5,502 SF	
.03Mi.	**6535 MORNINGSAGE LN**		$253,081	$253,081	2,040	6/3/2	2008	5,502 SF	
.03Mi.	**6623 MORNINGSAGE LN**		$301,561	$301,561	2,044	6/3/2	2006	9,514 SF	
.03Mi.	**6610 MORNINGSAGE LN**		$307,199	$307,199	2,912	8/4/2	2009	6,199 SF	
.03Mi.	**6606 MORNINGSAGE LN**		$291,132	$291,132	2,564	7/4/2	2007	6,003 SF	
.04Mi.	**6614 MORNINGSAGE LN**		$293,499	$293,499	2,469	10/4/3	2010	7,457 SF	
.04Mi.	**6531 MORNINGSAGE LN**		$275,863	$275,863	2,095	6/4/2	2008	5,502 SF	
.04Mi.	**6534 MORNINGSAGE LN**		$216,248	$216,248	1,345	6/3/2	2009	5,624 SF	
.05Mi.	**6527 MORNINGSAGE LN**		$274,756	$274,756	2,120	6/3/2	2007	5,502 SF	
.05Mi.	**9611 TALL MEADOW LN**		$244,161	$244,161	1,682	6/3/2	2006	7,523 SF	
.05Mi.	**6530 MORNINGSAGE LN**		$263,862	$263,862	2,111	6/3/2	2008	5,249 SF	
.06Mi.	**6523 MORNINGSAGE LN**		$267,056	$267,056	2,106	7/4/2	2007	5,502 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	35.9 years old	Households:	17,827
Median Household Income:	$51,163	Households w/Family:	71%
Household Income Per Capita:	$20,924	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Aldine Independent School District	Students:	56,419
Number of Schools:	80	Rating:	D-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**Hoffman Middle School** Number of Students: 643 Student-Teacher Ratio: 10.97	F	Public	6 - 8
2.26Mi.	**Vine Primary School** Number of Students: 572 Student-Teacher Ratio: 17.25	NA	Public	EE - KG
1.73Mi.	**Eisenhower Ninth Grade School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 9
0.94Mi.	**Eisenhower High School** Number of Students: 2,262 Student-Teacher Ratio: 14.03 Advanced Placement: Yes	F	Public	10 - 12
0.59Mi.	**Ermel Elementary School** Number of Students: 436 Student-Teacher Ratio: 13.55	C	Public	1 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	94%	SIMILAR
OVERALL	94%	SIMILAR

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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