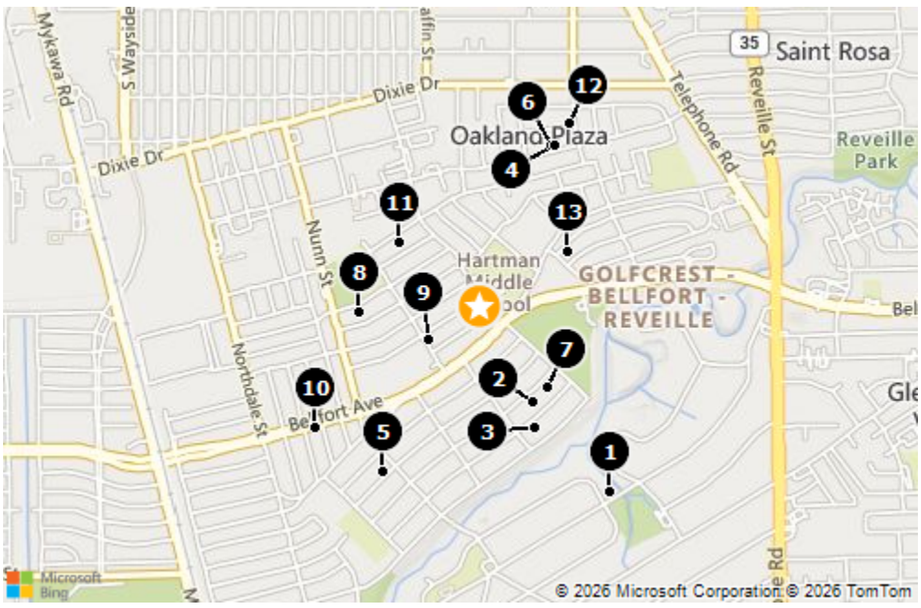
ICE SiteX Report

OrderID: 98722851

SiteX Property Information Report



Subject Property Location

6858 RIDGEWAY DR, HOUSTON, TX 77087-5964

County:	**HARRIS TX**	Census Tract:	482013326.004007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0872090000018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$162,680 - $229,320	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$51,632	Market Land Value:	$51,632	Tax Year:	2026
Assd Improvement:	$118,636	Market Improvment Value:	$118,636	Total Taxable Value:	$277
Total Assessed Value:	$170,268	Total Assessor Market Value:	$170,268	Delinquent Year:	
				Tax Account ID:	087-209-000-0018
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Block: 13 Section: 3 District: 061 Subdivision: ANDOVER PLACE Map Ref: MAP 5553B

Abbreviated Description:	LT 18 BLK 13 ANDOVER PLACE SEC 3
City/Muni/Twp:	CITY OF HOUSTON

Property Characteristics

Lot Size:	7,754 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1546 SF	Baths:	2	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Shingle
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/29/2015	Loan Amount:	N/A
Document #:	20150444580 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Lot: 18 Block: 13 Subdivision: ANDOVER PLACE

Prior Transfer

Recording Date:	10/14/2014	Sales Price:	$111,826
Document #:	20140461641 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2009	Sales Price:	N/A
Document #:	20090079542 BK-PG 06294-1417	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/18/2009		
Document Type:			

Legal Description:
Lot: 18 Block: 13 Subdivision: ANDOVER PLACE SECTION THREE Map Ref: MB51 PG46

Mortgage Record

Recording Date:	02/26/2003	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98722851

Document #:	W457445 BK-PG 56362-2333	Loan Type:	FHA
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 18 Block: 13 Subdivision: ANDOVER PLACE SECTION THREE

Prior Transfer

Recording Date:	06/05/2000	Sales Price:	N/A
Document #:	U427608 BK-PG 53270-0585	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/25/2000		
Document Type:			

Legal Description:
Lot: 18 Subdivision: ANDOVER PLACE SECTION THREE Map Ref: MB51 PG46

Prior Transfer

Recording Date:	01/30/1996	Sales Price:	N/A
Document #:	R765739 BK-PG 50696-2612	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/26/1996		
Document Type:			

Legal Description:
Lot: 18 Block: 13 Subdivision: ANDOVER PLACE SECTION THREE Map Ref: MB51 PG46

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: 13 Section: 3 District: 061 Subdivision: ANDOVER PLACE Map Ref: MAP 5553B
Abbreviated Description: LT 18 BLK 13 ANDOVER PLACE SEC 3
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales	$210,000	Median # of Bedrooms	3
Median Lot Size	8,350 SF	Median # of Baths	2
Median Living Area	1,577 SF	Median Year Built	1959
Price Range - 2 Yrs	to $210,000	Age Range	48 years to 73 years
Median Value		Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**7395 SIMS DR** **HOUSTON, TX 77061-2641**	08/31/2026			3956	11/6/3	1970	19,349 SF	
		APN: 0965700000005 Document #: 2026-352643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HAMLINS WOODLAND MapRef: VOL 107 PG 67 Abbreviated Description: Lot:5 Subdivision:HAMLINS WOODLAND Map Ref:VOL 107 PG 67								
2	.3Mi.	**7132 THRUSH DR** **HOUSTON, TX 77087-6712**	07/02/2026			1218	6/3/1	1970	8,350 SF	
		APN: 0741530130008 Document #: 2026-266565 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: 13 Subdivision: BAYOU OAKS MapRef: VOL 26 PG 14 Abbreviated Description: Lot:8&9 Block:13 Subdivision:BAYOU OAKS Map Ref:VOL 26 PG 14								
3	.37Mi.	**7118 HERON DR** **HOUSTON, TX 77087-6724**	06/04/2026			1577	6/3/2	1970	10,128 SF	
		APN: 0741530200005 Document #: 2026-221439 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5&4 Block: 20 Subdivision: BAYOU OAKS MapRef: VOL 26 PG 14 Abbreviated Description: Lot:5&4 Block:20 Subdivision:BAYOU OAKS Map Ref:VOL 26 PG 14								
4	.5Mi.	**7213 LA PASEO ST** **HOUSTON, TX 77087-5305**	05/19/2026			1589	5/3/1	1953	7,980 SF	
		APN: 0720930090021 Document #: 2026-195581 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 9 Section: 2 Subdivision: OAKLAND PLAZA MapRef: VOL 24 PG 12 Abbreviated Description: Lot:21 Block:9 Section:2 Subdivision:OAKLAND PLAZA Map Ref:VOL 24 PG 12								
5	.54Mi.	**6847 FLAMINGO DR** **HOUSTON, TX 77087-6609**	05/19/2026			1989	6/3/2	1970	10,128 SF	
		APN: 0741530080014 Document #: 2026-196267 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14&15 Block: 8 Subdivision: BAYOU OAKS MapRef: VOL 26 PG 14 Abbreviated Description: Lot:14&15 Block:8 Subdivision:BAYOU OAKS Map Ref:VOL 26 PG 14Abbreviated Description:EAST2 LOT15								
6	.5Mi.	**7211 LA PASEO ST** **HOUSTON, TX 77087-5305**	05/14/2026			1644	5/3/1	1953	8,220 SF	
		APN: 0720930090020 Document #: 2026-189208 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 9 Section: 2 Subdivision: OAKLAND PLAZA MapRef: VOL 24 PG 12 Abbreviated Description: Lot:20 Block:9 Section:2 Subdivision:OAKLAND PLAZA Map Ref:VOL 24 PG 12								
7	.29Mi.	**7148 THRUSH DR** **HOUSTON, TX 77087-6712**	04/13/2026	$210,000	$68	3045	7/3/2	1978	13,504 SF	
		APN: 0741530130014 Document #: 2026-138830 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14&15 Block: 13 Subdivision: BAYOU OAKS 3100 AC Abbreviated Description: Lot:14&15 Block:13 Subdivision:BAYOU OAKS 3100 AC City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
8	.34Mi.	**6722 ROXBURY RD** **HOUSTON, TX 77087-5104**	03/16/2026			1332	6/3/2	1959	7,061 SF	
		APN: 0904630000006 Document #: 2026-98331								

ICE SiteX Report

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 14 Section: 4 Subdivision: ANDOVER PLACE MapRef: VOL 56 PG 22 Abbreviated Description: Lot:6 Block:14 Section:4 Subdivision:ANDOVER PLACE Map Ref:VOL 56 PG 22City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

9	.17Mi.	**6802 RIDGEWAY DR** **HOUSTON, TX 77087-5940**	02/10/2026	1560	6/2/2	1957	7,867 SF

APN: 0872080000001 Document #: 2026-49702
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 12 Section: 3 Subdivision: ANDOVER PLACE MapRef: VOL 51 PG 46 Abbreviated Description: Lot:1 Block:12 Section:3 Subdivision:ANDOVER PLACE Map Ref:VOL 51 PG 46

10	.32Mi.	**7179 HERON DR** **HOUSTON, TX 77087-6723**	01/27/2026	2056	8/4/2	1978	9,588 SF

APN: 0741530130020 Document #: 2026-29979
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 13 Subdivision: BAYOU OAKS MapRef: VOL 26 PG 14 Abbreviated Description: Block:13 Subdivision:BAYOU OAKS Map Ref:VOL 26 PG 14Abbreviated Description:NORTHEAST70FT LOT20

11	.3Mi.	**6826 KINGSWAY DR** **HOUSTON, TX 77087-5137**	12/22/2025	1402	6/3/2	1957	7,553 SF

APN: 0811260000007 Document #: 2025-501995
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 7 Section: 2 Subdivision: REPLAT OF ANDOVER PLACE MapRef: VOL 45 PG 24 Abbreviated Description: Lot:7 Block:7 Section:2 Subdivision:REPLAT OF ANDOVER PLACE Map Ref:VOL 45 PG 24City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON

12	.58Mi.	**7221 BLUE RIDGE DR** **HOUSTON, TX 77087-5301**	11/25/2025	1116	5/3/1	1953	8,999 SF

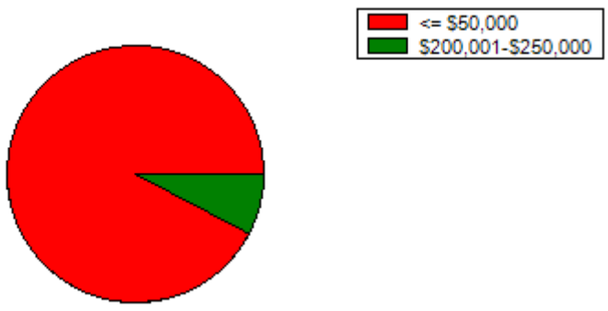
APN: 0720930080025 Document #: 2025-467551
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 8 Section: 2 Subdivision: OAK LAND PLAZA MapRef: VOL 24 PG 12 Abbreviated Description: Lot:25 Block:8 Section:2 Subdivision:OAK LAND PLAZA Map Ref:VOL 24 PG 12

13	.29Mi.	**7308 STANWICK DR** **HOUSTON, TX 77087-6016**	10/17/2025	1240	5/3/2	1953	6,525 SF

APN: 0760710070014 Document #: 2025-413072
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 7 Subdivision: GREENWAY PARK MapRef: VOL 29 PG 40 Abbreviated Description: Lot:14 Block:7 Subdivision:GREENWAY PARK Map Ref:VOL 29 PG 40

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**6858 RIDGEWAY DR**		$170,268	$170,268	1,546	7/3/2	1957	7,754 SF	Yes
.01Mi.	**6854 RIDGEWAY DR**		$194,631	$194,631	1,891	7/3/2	1957	7,070 SF	
.02Mi.	**6850 RIDGEWAY DR**		$163,558	$163,558	1,563	6/3/2	1957	7,070 SF	
.03Mi.	**6859 RIDGEWAY DR**		$179,386	$179,386	1,509	6/3/2	1959	7,867 SF	
.03Mi.	**6855 RIDGEWAY DR**		$252,210	$252,210	2,454	7/4/2	1957	7,161 SF	
.04Mi.	**6854 LYNDHURST DR**		$193,098	$193,098	1,770	7/3/2	1957	8,433 SF	
.04Mi.	**6846 RIDGEWAY DR**		$161,164	$161,164	1,873	7/3/2	1957	7,754 SF	
.04Mi.	**6851 RIDGEWAY DR**		$212,587	$212,587	1,928	7/4/2	1957	7,296 SF	
.04Mi.	**6850 LYNDHURST DR**		$199,839	$199,839	1,813	7/3/2	1957	7,802 SF	
.05Mi.	**6847 RIDGEWAY DR**		$177,075	$177,075	1,470	6/3/2	1957	7,296 SF	
.05Mi.	**6858 GLEN ROCK DR**		$269,948	$269,948	2,924	6/3/2	1957	7,867 SF	
.06Mi.	**6854 GLEN ROCK DR**		$173,312	$173,312	1,353	6/3/2	1957	7,161 SF	
.06Mi.	**6846 LYNDHURST DR**		$150,000	$150,000	1,808	6/4/2	1957	9,248 SF	
.06Mi.	**6843 RIDGEWAY DR**		$181,419	$181,419	1,669	6/3/2	1957	7,296 SF	
.06Mi.	**6850 GLEN ROCK DR**		$169,321	$169,321	1,560	6/3/2	1957	7,296 SF	
.06Mi.	**6838 RIDGEWAY DR**		$212,242	$212,242	1,827	7/3/2	1957	7,867 SF	

ICE SiteX Report

OrderID: 98722851

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.1 years old	Households:	11,234
Median Household Income:	$49,499	Households w/Family:	74%
Household Income Per Capita:	$18,894	Households w/Family Married:	49%
Most Common Education Level:	Some High School	Households w/Family Children:	40%

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
0.09Mi.	**Hartman Middle School** Number of Students: 645 Student-Teacher Ratio: 14.81	D+	Public	6 - 8
2.81Mi.	**Sterling High School** Number of Students: 1,146 Student-Teacher Ratio: 13.16	F	Public	9 - 12
0.33Mi.	**Gregg Elementary School** Number of Students: 289 Student-Teacher Ratio: 12.4	B-	Public	EE - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	86%	LOWER
OVERALL	99%	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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