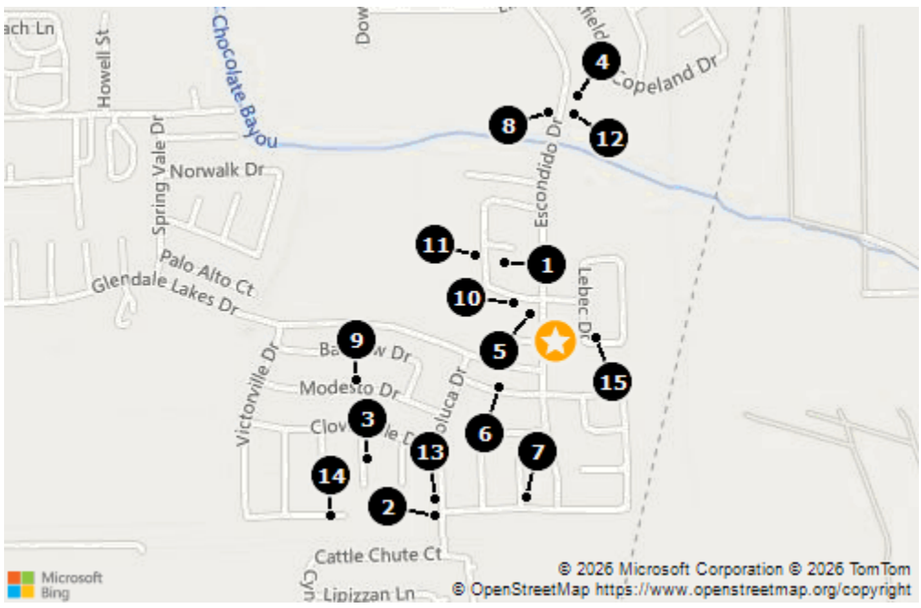
ICE SiteX Report

OrderID: 98722945

SiteX Property Information Report



Subject Property Location

6927 ESCONDIDO DR, ROSHARON, TX 77583-4636

County:	**FORT BEND TX**	Census Tract:	481576745.062039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3485-09-004-0070-907	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$257,530 - $308,470	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	S07 G01 D01 CAD
Assd Land Value:	$55,290	Market Land Value:	$55,290	Tax Year:	2026
Assd Improvement:	$188,221	Market Improvment Value:	$188,221	Total Taxable Value:	$2,519
Total Assessed Value:	$243,511	Total Assessor Market Value:	$243,511	Delinquent Year:	
				Tax Account ID:	R519696
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 4 Section: 9 Subdivision: GLENDALE LAKES SEC 9 Map Ref: MAP: A-153-N
Abbreviated Description: GLENDALE LAKES SEC 9, BLOCK 4, LOT 7

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:	3	Pool:	
Building Area:	1660 SF	Baths:	2	Fireplace:	Yes
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:		Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/28/2024	Sales Price:	N/A
Document #:	2024028370 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/08/2024	Loan Amount:	N/A
Document #:	2024021804 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: 7 Block: 4 Section: 9 Subdivision: GLENDALE LAKES

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	2023062149 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/2023		
Document Type:			

Legal Description:
Lot: 7 Block: 4 Section: 9 Subdivision: GLENDALE LAKES Map Ref: PL 20210085

Prior Transfer

Recording Date:	09/29/2021	Sales Price:	N/A

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Document #:	2021165848 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 4 Section: 9 Subdivision: GLENDALE LAKES SEC 9 Map Ref: MAP: A-153-N
Abbreviated Description: GLENDALE LAKES SEC 9, BLOCK 4, LOT 7

Area Sales Analysis

Total Area Sales	$189,001	Median # of Bedrooms	3
Median Lot Size	5,400 SF	Median # of Baths	2
Median Living Area	1,908 SF	Median Year Built	2021
Price Range - 2 Yrs	to $189,001	Age Range	1 years to 6 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1210 MIRA MAR CT** **ROSHARON, TX 77583-4485**	08/18/2026	$189,001	$113	1660	/3/2	2021	6,177 SF	
		APN: 3485-09-002-0160-907 Document #: 2026086483 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Section: 9 Subdivision: GLENDALE LAKES MapRef: PL NO 20210085 Abbreviated Description: Lot:16 Block:2 Section:9 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210085								
2	.31Mi.	**7302 TOLUCA DR** **ROSHARON, TX 77583-4466**	08/10/2026			3033	/4/3	2021	8,033 SF	
		APN: 3485-08-002-0400-907 Document #: 2026083459 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Block: 2 Section: 8 Subdivision: GLENDALE LAKES MapRef: PL NO 20210097 Abbreviated Description: Lot:40 Block:2 Section:8 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210097								
3	.31Mi.	**7215 WILSHIRE CT** **ROSHARON, TX 77583-4455**	07/27/2026			2313	/4/2	2021	5,400 SF	
		APN: 3485-08-002-0150-907 Document #: 2026077604 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Section: 8 Subdivision: GLENDALE LAKES MapRef: PL NO 20210097 Abbreviated Description: Lot:15 Block:2 Section:8 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210097								
4	.33Mi.	**6643 ESCONDIDO DR** **ROSHARON, TX 77583-5576**	07/21/2026			1730	//	2025	5,000 SF	
		APN: 3485-11-004-0220-907 Document #: 2026075709 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 4 Section: 11 Subdivision: GLENDALE LAKES MapRef: PL NO 20240125 Abbreviated Description: Lot:22 Block:4 Section:11 Subdivision:GLENDALE LAKES Map Ref:PL NO 20240125								
5	.05Mi.	**1242 MARIQUITA LN** **ROSHARON, TX 77583-4491**	06/24/2026			1586	/3/2	2021	5,328 SF	
		APN: 3485-09-001-0140-907 Document #: 2026064345 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Section: 9 Subdivision: GLENDALE LAKES MapRef: PL NO 20210085 Abbreviated Description: Lot:14 Block:1 Section:9 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210085								
6	.1Mi.	**1223 ROSEMEAD DR** **ROSHARON, TX 77583-4463**	06/17/2026			2350	/4/2	2022	5,575 SF	
		APN: 3485-08-006-0060-907 Document #: 2026061929 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Section: 8 Subdivision: GLENDALE LAKES MapRef: PL NO 20210097 Abbreviated Description: Lot:6 Block:6 Section:8 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210097								
7	.22Mi.	**7227 BAKERSFIELD CT** **ROSHARON, TX 77583-4475**	06/16/2026			1947	/3/2	2022	5,400 SF	
		APN: 3485-10-004-0130-907 Document #: 2026061264 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Section: 10 Subdivision: GLENDALE LAKES MapRef: PL NO 20210110 Abbreviated Description: Lot:13 Block:4 Section:10 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210110								
8	.35Mi.	**6626 ESCONDIDO DR** **ROSHARON, TX 77583-5576**	06/10/2026			1730	//	2025	5,000 SF	
		APN: 3485-11-001-0040-907 Document #: 2026059101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Section: 11 Subdivision: GLENDALE LAKES MapRef: PL NO 20240125 Abbreviated Description: Lot:4 Block:1 Section:11 Subdivision:GLENDALE LAKES Map Ref:PL NO 20240125								
9	.29Mi.	**931 MODESTO DR** **ROSHARON, TX 77583-3754**	06/05/2026			1575	/3/2	2020	5,359 SF	
		APN: 3485-07-002-0290-907 Document #: 2026057994 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 2 Section: 7 Subdivision: GLENDALE LAKES MapRef: PL NO 20200151 Abbreviated Description: Lot:29 Block:2 Section:7 Subdivision:GLENDALE LAKES Map Ref:PL NO 20200151								
10	.07Mi.	**1230 MARIQUITA LN** **ROSHARON, TX 77583-4491**	04/15/2026			1660	/3/2	2021	5,325 SF	
		APN: 3485-09-001-0170-907 Document #: 2026036613 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Section: 9 Subdivision: GLENDALE LAKES MapRef: PL NO 20210085 Abbreviated Description: Lot:17 Block:1 Section:9 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210085								
11	.17Mi.	**6846 TERMINO LN** **ROSHARON, TX 77583-4489**	03/17/2026			1908	/4/3	2021	5,000 SF	
		APN: 3485-09-001-0310-907 Document #: 2026025896 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 1 Section: 9 Subdivision: GLENDALE LAKES MapRef: PL NO 20210085 Abbreviated Description: Lot:31 Block:1 Section:9 Subdivision:GLENDALE LAKES Map Ref:PL NO 20210085								
12	.32Mi.	**6651 ESCONDIDO DR** **ROSHARON, TX 77583-5576**	03/09/2026			1623	//	2025	5,000 SF	

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APN: 3485-11-004-0240-907 Document #: 2026022838
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 4 Section: 11 Subdivision: GLENDALE LAKES MapRef: PL NO 20240125 Abbreviated Description: Lot:24 Block:4 Section:11
Subdivision:GLENDALE LAKES Map Ref:PL NO 20240125

13	.29Mi.	**7230 TOLUCA DR** **ROSHARON, TX 77583-4460**	02/27/2026	2938	/5/4	2021	8,033 SF

APN: 3485-08-002-0370-907 Document #: 2026019058
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 2 Section: 8 Subdivision: GLENDALE LAKES MapRef: PL NO 20210097 Abbreviated Description: Lot:37 Block:2 Section:8
Subdivision:GLENDALE LAKES Map Ref:PL NO 20210097

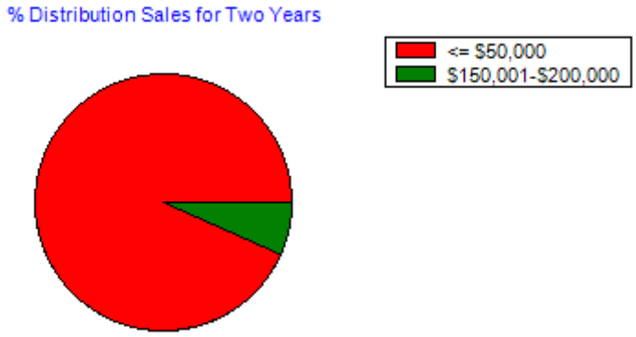
14	.39Mi.	**919 PISMO LN** **ROSHARON, TX 77583-3768**	02/24/2026	2102	/4/3	2021	5,400 SF

APN: 3485-07-005-0140-907 Document #: 2026017599
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 5 Section: 7 Subdivision: GLENDALE LAKES MapRef: PL NO 20200151 Abbreviated Description: Lot:14 Block:5 Section:7
Subdivision:GLENDALE LAKES Map Ref:PL NO 20200151

15	.06Mi.	**6923 LEBEC DR** **ROSHARON, TX 77583-5396**	02/13/2026	2880	/4/3	2022	7,066 SF

APN: 3485-13-002-0010-907 Document #: 2026014239
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Section: 13 Subdivision: GLENDALE LAKES MapRef: PL NO 20220148 Abbreviated Description: Lot:1 Block:2 Section:13
Subdivision:GLENDALE LAKES Map Ref:PL NO 20220148

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.	**6927 ESCONDIDO DR**	**09/29/2021**	$243,511	$243,511	1,660	/3/2	2021	5,000 SF	
.01Mi.	**6931 ESCONDIDO DR**	**01/31/2023**	$251,213	$251,213	1,586	/3/2	2021	5,000 SF	
.01Mi.	**6923 ESCONDIDO DR**	**09/29/2021**	$294,680	$294,680	2,199	/4/3	2021	5,000 SF	
.02Mi.	**6919 ESCONDIDO DR**	**12/30/2022**	$256,997	$256,997	1,653	/4/2	2021	5,000 SF	
.02Mi.	**6935 ESCONDIDO DR**	**04/28/2023**	$294,680	$294,680	2,199	/4/3	2021	5,000 SF	
.02Mi.	**6926 LEBEC DR**		$279,792	$279,792	1,722	/3/2	2023	7,189 SF	
.02Mi.	**6915 ESCONDIDO DR**	**10/31/2022**	$251,213	$251,213	1,586	/3/2	2021	5,000 SF	
.02Mi.	**6939 ESCONDIDO DR**	**05/31/2023**	$293,930	$293,930	2,133	/4/3	2021	5,000 SF	
.02Mi.	**6922 LEBEC DR**		$329,760	$329,760	2,626	/4/2	2023	5,452 SF	
.03Mi.	**6918 LEBEC DR**	**03/28/2023**	$360,159	$360,159	2,910	/5/4	2022	5,625 SF	
.03Mi.	**6911 ESCONDIDO DR**	**09/29/2021**	$294,680	$294,680	2,199	/4/3	2021	5,000 SF	
.03Mi.	**6914 LEBEC DR**		$295,037	$295,037	2,350	/4/2	2022	5,625 SF	
.03Mi.	**1227 OBISPO CT**	**11/15/2021**	$286,672	$286,672	1,908	/4/3	2022	7,306 SF	
.03Mi.	**1302 TORRANCE LN**		$385,508	$385,508	2,863	/5/4	2023	11,560 SF	
.04Mi.	**1226 OBISPO CT**	**04/19/2023**	$308,244	$308,244	2,133	/4/3	2022	6,961 SF	
.04Mi.	**6910 LEBEC DR**		$277,154	$277,154	1,770	/3/2	2022	5,625 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **6927 ESCONDIDO DR, ROSHARON, TX 77583-4636** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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