ICE SiteX Report

OrderID: 98775578

SiteX Property Information Report



Subject Property Location

6927 SUNDEW CRK, CONVERSE, TX 78109-3444

County:	**BEXAR TX**	Census Tract:	1316.10
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05071-813-0060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$173,360 - $220,640	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 54
Assd Land Value:	$35,910	Market Land Value:	$35,910	Tax Year:	2026
Assd Improvement:	$121,000	Market Improvment Value:	$121,000	Total Taxable Value:	$2,900
Total Assessed Value:	$156,910	Total Assessor Market Value:	$156,910	Delinquent Year:	
				Tax Account ID:	313329
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 813 Subdivision: DOVER II Tract No: 6
Abbreviated Description: CB 5071H BLK 13 LOT 6 (DOVER SUBD UT 2)

Property Characteristics

Lot Size:	4,650 SF	Bedrooms:	3	Pool:	
Building Area:	1096 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Other
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Contemporary	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	$156,000
Document #:	20240220449 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	$156,000
Document #:	20240220448 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	$140,000
Document #:	20220184594 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	05/25/2022	Sales Price:	N/A
Document #:	20220131076 BK-PG -	Type of Sale:	Non Arms-Length Transfer

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Contract Date: 05/11/2022
Document Type: Deed
Legal Description:
Block: 13 Subdivision: DOVER SUBDIVISION Legal Unit: 2 Map Ref: VOL 9544 PG 218&219

Mortgage Record

Recording Date:	05/23/2022	Loan Amount:	N/A
Document #:	20220129222 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	05/19/2022		
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Block: 13 Subdivision: DOVER SUBDIVISION Legal Unit: 2 Map Ref: 0

Prior Transfer

Recording Date:	02/14/2022	Sales Price:	$140,000
Document #:	20220037347 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/09/2021	Loan Amount:	N/A
Document #:	20210342523 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	12/07/2021		
TD Due Date:		Type Finance:	

Legal Description:
Block: 13 Subdivision: DOVER SUBDIVISION Legal Unit: 2 Map Ref: VOL 9544 PG 218&219

Prior Transfer

Recording Date:	12/09/2021	Sales Price:	N/A
Document #:	20210342522 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	12/07/2021		
Document Type:	Deed		

Legal Description:
Block: 13 Subdivision: DOVER SUBDIVISION Legal Unit: 2 Map Ref: VOL 9544 PG 218&219

Mortgage Record

Recording Date:	11/01/2004	Loan Amount:	N/A
Document #:	BK-PG 11053-1546	Loan Type:	Unknown Loan Type
Contract Date:	10/28/2004		
TD Due Date:	11/01/2019	Type Finance:	

Legal Description:
Block: 13 Subdivision: DOVER SUBDIVISION Legal Unit: 2 Map Ref: 0

Area Sales Analysis

Total Area Sales	$189,000	Median # of Bedrooms	4
Median Lot Size	6,384 SF	Median # of Baths	2
Median Living Area	2,326 SF	Median Year Built	2021
Price Range - 2 Yrs	$189,000 to $189,000	Age Range	5 years to 5 years
Median Value	$189,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**6912 FLATSTONE PASS CONVERSE, TX 78109-3475**	10/22/2026			2278	8/4/2	2001	5,148 SF	
	APN: 05071-815-0210 Document #: 20260206872 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 15 Subdivision: DOVER SUBDIVISION Legal Unit: 3 MapRef: VOL 9547 PG 131 Abbreviated Description: Lot:21 Block:15 Subdivision:DOVER SUBDIVISION Legal Unit:3 Map Ref:VOL 9547 PG 131									
2	.19Mi.	**6903 SAHARASTONE DR CONVERSE, TX 78109-3473**	08/31/2026			1496	6/3/2	2001	4,662 SF	
	APN: 05071-815-0360 Document #: 20260170157 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 15 Subdivision: DOVER SUBDIVISION Legal Unit: 3 MapRef: VOL 9547 PG 131&132 Abbreviated Description: Lot:36 Block:15 Subdivision:DOVER SUBDIVISION Legal Unit:3 Map Ref:VOL 9547 PG 131&132									
3	.2Mi.	**6814 SAHARASTONE DR CONVERSE, TX 78109-3472**	07/31/2026			1332	6/3/2	2001	5,040 SF	
	APN: 05071-814-0600 Document #: 20260149034 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 60 Block: 14 Subdivision: DOVER SUBDIVISION Legal Unit: 3 MapRef: VOL 9547 PG 131-132 Abbreviated Description: Lot:60 Block:14 Subdivision:DOVER SUBDIVISION Legal Unit:3 Map Ref:VOL 9547 PG 131-132									
4	.2Mi.	**6838 SAHARASTONE DR CONVERSE, TX 78109-3472**	06/23/2026			1496	6/3/2	2001	5,040 SF	
	APN: 05071-814-0540 Document #: 20260120150 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 54 Block: 14 Subdivision: DOVER SUBDIVISION Phase No: 3 MapRef: VOL 9547 PG 131 Abbreviated Description: Lot:54 Block:14 Subdivision:DOVER SUBDIVISION Phase No:3 Map Ref:VOL 9547 PG 131									
5	.23Mi.	**6659 EASTERN CLOUDS CONVERSE, TX 78109-4641**	07/31/2026			1698	5/3/2	2002	9,044 SF	
	APN: 05071-814-0830 Document #: 20260148710 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 83 Block: 14 Subdivision: DOVER SUBDIVISION Legal Unit: 5 MapRef: VOL 9552 PG 178 Abbreviated Description: Lot:83 Block:14 Subdivision:DOVER SUBDIVISION Legal Unit:5 Map Ref:VOL 9552 PG 178City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE									
6	.24Mi.	**6827 MISTY FIELD DR CONVERSE, TX 78109-3413**	07/22/2026			1482	6/3/2	1991	4,620 SF	

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APN: 05080-702-0260 Document #: 20260141165
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 2 Subdivision: VENTURA Legal Unit: 15 MapRef: VOL 9514 PG 161 Abbreviated Description: Lot:26 Block:2 Subdivision:VENTURA Legal Unit:15 Map Ref:VOL 9514 PG 161

7	.25Mi.	**8931 DAKOTA RUN** **CONVERSE, TX 78109-4640**	07/13/2026	1582	/3/2	2002	5,687 SF

APN: 05071-814-1060 Document #: 20260134808
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 106 Block: 14 Subdivision: DOVER SUBDIVISION UNIT 5 MapRef: VOL 9552 PG 178 Abbreviated Description: Lot:106 Block:14 Subdivision:DOVER SUBDIVISION UNIT 5 Map Ref:VOL 9552 PG 178

8	.26Mi.	**8718 TARIN PT** **CONVERSE, TX 78109-3461**	08/18/2026	1304	5/3/2	1999	5,445 SF

APN: 05071-808-0420 Document #: 20260160295
Document Type: Administrator's deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: 8 Subdivision: DOVER SUBDIVISION Legal Unit: 1 MapRef: VOL 9542 PG 46 Abbreviated Description: Lot:42 Block:8 Subdivision:DOVER SUBDIVISION Legal Unit:1 Map Ref:VOL 9542 PG 46

9	.26Mi.	**6824 CYPRESS MIST DR** **CONVERSE, TX 78109-3402**	07/28/2026	1740	6/3/2	1988	10,017 SF

APN: 05080-702-0050 Document #: 20260145303
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: VENTURA Legal Unit: 15 MapRef: VOL 9514 PG 161-169 Abbreviated Description: Lot:5 Block:2 Subdivision:VENTURA Legal Unit:15 Map Ref:VOL 9514 PG 161-169

10	.26Mi.	**8902 CLOUDSTONE PL** **CONVERSE, TX 78109-3491**	06/25/2026	2278	8/4/2	2003	7,519 SF

APN: 05080-821-0270 Document #: 20260122561
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 21 Subdivision: DOVER SUBDIVISION Legal Unit: 6 MapRef: VOL 9555 PG 123 Abbreviated Description: Lot:27 Block:21 Subdivision:DOVER SUBDIVISION Legal Unit:6 Map Ref:VOL 9555 PG 123

11	.26Mi.	**8936 DAKOTA RUN** **CONVERSE, TX 78109-4640**	05/08/2026	1582	5/3/2	2005	4,842 SF

APN: 05071-814-1120 Document #: 20260087858
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 112 Block: 14 Subdivision: DOVER SUBDIVISION Legal Unit: 5 MapRef: VOL 9552 PG 178 Abbreviated Description: Lot:112 Block:14 Subdivision:DOVER SUBDIVISION Legal Unit:5 Map Ref:VOL 9552 PG 178

12	.28Mi.	**6835 CYPRESS MIST DR** **CONVERSE, TX 78109-3403**	05/28/2026	2282	8/3/2	1992	4,200 SF

APN: 05080-701-0090 Document #: 20260101672
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: VENTURA UNIT 15 MapRef: VOL 9514 PG 161-169 Abbreviated Description: Lot:9 Block:1 Subdivision:VENTURA UNIT 15 Map Ref:VOL 9514 PG 161-169

13	.31Mi.	**8851 KESTREL OAK** **CONVERSE, TX 78109-3522**	06/23/2026	2278	8/4/2	2004	4,620 SF

APN: 05080-822-0400 Document #: 20260120515
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Block: 22 Subdivision: DOVER SUBDIVISION Legal Unit: 7 MapRef: VOL 9557 PG 196 Abbreviated Description: Lot:40 Block:22 Subdivision:DOVER SUBDIVISION Legal Unit:7 Map Ref:VOL 9557 PG 196

14	.31Mi.	**8859 KESTREL OAK** **CONVERSE, TX 78109-3522**	06/02/2026	2278	8/4/2	2004	5,586 SF

APN: 05080-822-0420 Document #: 20260105889
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: 22 Subdivision: DOVER SUBDIVISION Legal Unit: 7 MapRef: VOL 9557 PG 196 Abbreviated Description: Lot:42 Block:22 Subdivision:DOVER SUBDIVISION Legal Unit:7 Map Ref:VOL 9557 PG 196

15	.31Mi.	**7930 MORNING GRV** **CONVERSE, TX 78109-3485**	05/26/2026	1496	6/3/2	2003	4,620 SF

APN: 05080-821-0190 Document #: 20260098721
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 21 Subdivision: DOVER SUBDIVISION UNIT 6 Abbreviated Description: Lot:19 Block:21 Subdivision:DOVER SUBDIVISION UNIT 6

16	.33Mi.	**8330 BENT MEADOW DR** **CONVERSE, TX 78109-3314**	05/14/2026	2092	7/4/2	1992	6,000 SF

APN: 05080-707-0530 Document #: 20260091084
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: 7 Subdivision: VENTURA UNIT21 SUBDIVISION MapRef: VOL 9515 PG 42-47 Abbreviated Description: Lot:53 Block:7 Subdivision:VENTURA UNIT21 SUBDIVISION Map Ref:VOL 9515 PG 42-47

17	.35Mi.	**6430 BEECH TRAIL DR** **CONVERSE, TX 78109-3377**	07/30/2026	2300	6/4/2	1994	6,000 SF

APN: 05080-716-0320 Document #: 20260147951
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Block: 16 Subdivision: VENTURA Legal Unit: 22 MapRef: VOL 9526 PG 211-215 Abbreviated Description: Lot:32 Block:16 Subdivision:VENTURA Legal Unit:22 Map Ref:VOL 9526 PG 211-215

18	.36Mi.	**6422 BEECH TRAIL DR** **CONVERSE, TX 78109-3369**	10/19/2026	1520	5/3/2	1994	6,000 SF

APN: 05080-716-0340 Document #: 20260204731
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 16 Subdivision: VENTURA Legal Unit: 22 MapRef: VOL 9526 PG 211-215 Abbreviated Description: Lot:34 Block:16 Subdivision:VENTURA Legal Unit:22 Map Ref:VOL 9526 PG 211-215

19	.38Mi.	**6402 BEECH TRAIL DR** **CONVERSE, TX 78109-3369**	09/11/2026	2187	6/3/2	1994	6,000 SF

APN: 05080-716-0390 Document #: 20260179149
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 16 Subdivision: VENTURA Phase No: 22 MapRef: VOL 9526 PG 211-215 Abbreviated Description: Lot:39 Block:16 Subdivision:VENTURA Phase No:22 Map Ref:VOL 9526 PG 211-215

20	.39Mi.	**9106 TENNANT LN** **CONVERSE, TX 78109-0228**	09/15/2026	1688	/3/2	2020	8,569 SF

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APN: 05070-505-0310 Document #: 20260180642
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 5 Subdivision: BRIDGEHAVEN UNIT 1 SUBDIVISION MapRef: VOL 20001 PG 1257 Abbreviated Description: Lot:31 Block:5 Subdivision:BRIDGEHAVEN UNIT 1 SUBDIVISION Map Ref:VOL 20001 PG 1257City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE

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 SUNDEW CRK**	**05/11/2022**	$156,910	$156,910	1,096	5/3/2	2000	4,650 SF	
.01Mi.	**6931 SUNDEW CRK**	**10/13/2006**	$171,500	$171,500	1,210	5/3/2	2000	4,620 SF	
.01Mi.	**6923 SUNDEW CRK**	**09/22/2022**	$167,310	$167,310	1,210	/3/2	2000	4,840 SF	
.02Mi.	**6935 SUNDEW CRK**	**08/24/2021**	$140,000	$140,000	1,212	6/3/2	2000	4,840 SF	
.02Mi.	**6919 SUNDEW CRK**	**03/13/2000**	$235,230	$235,230	2,278	8/4/2	2000	4,620 SF	
.02Mi.	**6918 HERON FLTS**	**01/27/2001**	$168,000	$168,000	1,328	5/3/2	2000	4,840 SF	
.02Mi.	**6914 HERON FLTS**	**08/06/2009**	$206,000	$206,000	1,879	6/3/2	2000	4,840 SF	
.02Mi.	**6915 SUNDEW CRK**	**03/25/2021**	$198,000	$198,000	1,698	5/3/2	2000	4,620 SF	
.02Mi.	**6939 SUNDEW CRK**	**05/04/2004**	$235,230	$235,230	2,278	8/4/2	2000	4,620 SF	
.02Mi.	**6922 HERON FLTS**	**03/27/2000**	$219,370	$219,370	2,042	7/4/2	2000	4,840 SF	
.03Mi.	**6910 HERON FLTS**	**03/14/2000**	$193,810	$193,810	1,496	6/3/2	1999	4,840 SF	
.03Mi.	**6926 SUNDEW CRK**	**08/22/2001**	$194,550	$194,550	1,496	6/3/2	2001	4,620 SF	
.03Mi.	**6926 HERON FLTS**	**05/10/2013**	$191,210	$191,210	1,582	5/3/2	1999	4,840 SF	
.03Mi.	**6930 SUNDEW CRK**	**12/10/2025**	$200,840	$200,840	1,698	5/3/2	2001	4,620 SF	
.03Mi.	**6906 HERON FLTS**	**03/12/2026**	$143,180	$143,180	918	4/2/1	2000	4,840 SF	
.03Mi.	**6922 SUNDEW CRK**	**08/03/2001**	$233,700	$233,700	2,180	7/4/2	2001	4,620 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	33.6 years old	Households:	17,578
Median Household Income:	$82,434	Households w/Family:	71%
Household Income Per Capita:	$32,687	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Judson Independent School District	Students:	23,539
Number of Schools:	36	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Elolf STEAM Academy** Number of Students: 558 Student-Teacher Ratio: 15.96	C-	Public	PK - 5
1.39Mi.	**Judson High School** Number of Students: 2,498 Student-Teacher Ratio: 14.8 Advanced Placement: Yes	D-	Public	9 - 12
1.71Mi.	**Judson Middle School** Number of Students: 1,189 Student-Teacher Ratio: 14.64	D+	Public	6 - 8

Flood Report

The Subject Property of **6927 SUNDEW CRK, CONVERSE, TX 78109-3444** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	83%	LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

3/4/2025 - Duke Fire 7/12/2026 - Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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