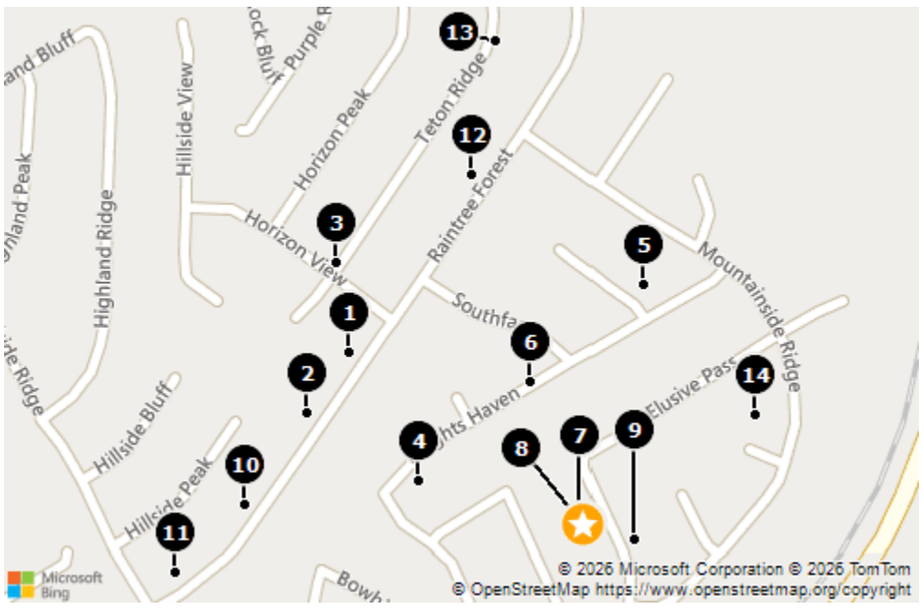
ICE SiteX Report

OrderID: 97573784

SiteX Property Information Report



Subject Property Location

7031 ELUSIVE PASS, SAN ANTONIO, TX 78233-3882

County:	**BEXAR TX**	Census Tract:	480291218.023005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16587-015-0520	Thomas Bros Pg-Grid:	

Valuation

Value:	**$282,000**	FSD:	20	Common Confidence Score:	34
Value Range:	$225,600 - $338,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06 08 09 10 11 21
Assd Land Value:	$54,450	Market Land Value:	$54,450	Tax Year:	2024
Assd Improvement:	$257,660	Market Improvment Value:	$257,660	Total Taxable Value:	$7,252
Total Assessed Value:	$312,110	Total Assessor Market Value:	$312,110	Delinquent Year:	
				Tax Account ID:	620533
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 52 Block: 15 Subdivision: RAINTREE/ANTONIO HGHLNDS II Legal Unit: 10

Abbreviated Description:	NCB 16587 BLK 15 LOT 52 RAINTREE SUBDIVISION UT 10
City/Muni/Twp:	SAN ANTONIO

Property Characteristics

Lot Size:	5,925 SF	Bedrooms:	4	Pool:	
Building Area:	1594 SF	Baths:	2	Fireplace:	Yes
Year Built:	2001	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:	Contemp	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/09/2025	Sales Price:	$42,676
Document #:	20250103875 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/17/2015	Loan Amount:	N/A
Document #:	20150044788 BK-PG 17134-2474	Loan Type:	FHA
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:

Lot: 52 Block: 15 Subdivision: RAINTREE SUBDIVISION Legal Unit: 10
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	04/02/2014	Sales Price:	N/A
Document #:	20140053049 BK-PG 16616-1569	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/22/2014		
Document Type:			

Legal Description:

Lot: 52 Block: 15 Subdivision: RAINTREE SUBDIVISION Legal Unit: 10 Map Ref: MB9551 PG40-42
City/Muni/Twp: SAN ANTONIO

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Prior Transfer

Recording Date:	03/28/2014	Sales Price:	N/A
Document #:	20140053049 BK-PG 16616 -1569	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 Block: 15 Subdivision: RAINTREE/ANTONIO HGHLNDS II Legal Unit: 10
Abbreviated Description: NCB 16587 BLK 15 LOT 52 RAINTREE SUBDIVISION UT 10
City/Muni/Twp: SAN ANTONIO

Mortgage Record

Recording Date:	04/21/2011	Loan Amount:	N/A
Document #:	20110068047 BK-PG 14931-0717	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 52 Block: 15 Subdivision: RAINTREE SUBDIVISION Legal Unit: 10
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: SAN ANTONIO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,705 SF	Median # of Baths	2
Median Living Area	1,734 SF	Median Year Built	2000
Price Range - 2 Yrs		Age Range	22 years to 42 years
Median Value		Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**6923 RAINTREE FRST** **SAN ANTONIO, TX 78233-3861**	04/27/2026			1807	7/3/2	1986	7,705 SF	
		APN: 16587-003-0630 Document #: 20260076481 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 63 Block: 3 Subdivision: RAINTREE SUBDIVISION Legal Unit: 5 MapRef: VOL 9513 PG 97 Abbreviated Description: Lot:63 Block:3 Subdivision:RAINTREE SUBDIVISION Legal Unit:5 Map Ref:VOL 9513 PG 97City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
2	.21Mi.	**6907 RAINTREE FRST** **SAN ANTONIO, TX 78233-3861**	04/01/2026			183	6/3/2	1986	7,504 SF	Yes
		APN: 16587-003-0590 Document #: 20260059693 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 59 Block: 3 Subdivision: RAINTREE SUBDIVISION Legal Unit: 5 MapRef: VOL 9513 PG 97 Abbreviated Description: Lot:59 Block:3 Subdivision:RAINTREE SUBDIVISION Legal Unit:5 Map Ref:VOL 9513 PG 97City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
3	.26Mi.	**6915 TETON RDG** **SAN ANTONIO, TX 78233-3865**	02/18/2026			2063	7/4/2	1990	16,464 SF	
		APN: 16587-003-0740 Document #: 20260029317 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 74 Block: 3 Subdivision: RAINTREE SUBDIVISION UNIT 5 MapRef: VOL 9513 PG 97 Abbreviated Description: Lot:74 Block:3 Subdivision:RAINTREE SUBDIVISION UNIT 5 Map Ref:VOL 9513 PG 97City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
4	.12Mi.	**6902 KNIGHTS HVN** **SAN ANTONIO, TX 78233-3821**	01/27/2026			2384	6/4/2	2004	11,695 SF	
		APN: 16587-015-0010 Document #: 20260013977 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 15 Subdivision: RAINTREE SUBDIVISION UNIT 8 MapRef: VOL 9547 PG 145 Abbreviated Description: Lot:1 Block:15 Subdivision:RAINTREE SUBDIVISION UNIT 8 Map Ref:VOL 9547 PG 145								
5	.18Mi.	**14406 STAGHORN GATE** **SAN ANTONIO, TX 78233-3824**	01/09/2026			2144	8/3/2	2001	6,866 SF	
		APN: 16587-013-0230 Document #: 20260004440 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 13 Subdivision: RAINTREE SUBDIVISION Legal Unit: 8 MapRef: VOL 9547 PG 145-146 Abbreviated Description: Lot:23 Block:13 Subdivision:RAINTREE SUBDIVISION Legal Unit:8 Map Ref:VOL 9547 PG 145-146City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
6	.12Mi.	**7023 KNIGHTS HVN** **SAN ANTONIO, TX 78233-3823**	12/08/2025			1137	7/3/2	2001	5,889 SF	
		APN: 16587-001-0370 Document #: 20250227904 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 1 Subdivision: RAINTREE SUBDIVISION Legal Unit: 8 MapRef: VOL 9547 PG 145-146 Abbreviated Description: Lot:37 Block:1 Subdivision:RAINTREE SUBDIVISION Legal Unit:8 Map Ref:VOL 9547 PG 145-146City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
7	.01Mi.	**7035 ELUSIVE PASS** **SAN ANTONIO, TX 78233-3882**	11/14/2025			1467	6/3/2	2001	5,925 SF	
		APN: 16587-015-0510 Document #: 20250212961 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 15 Subdivision: RAINTREE SUBDIVISION UNIT 10 MapRef: VOL 9551 PG 40-42 Abbreviated Description: Lot:1 Block:15 Subdivision:RAINTREE SUBDIVISION UNIT 10 Map Ref:VOL 9551 PG 40-42City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
8	.01Mi.	**7027 ELUSIVE PASS** **SAN ANTONIO, TX 78233-3882**	10/27/2025			2144	8/3/2	2002	5,925 SF	
		APN: 16587-015-0530 Document #: 20250199752 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 53 Block: 15 Subdivision: RAINTREE SUBDIVISION UNIT 10 MapRef: VOL 9551 PG 40-42 Abbreviated Description: Lot:53 Block:15 Subdivision:RAINTREE SUBDIVISION UNIT 10 Map Ref:VOL 9551 PG 40-42City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
9	.04Mi.	**7030 ELUSIVE PASS** **SAN ANTONIO, TX 78233-3882**	10/20/2025			2138	6/3/2	2001	6,240 SF	
		APN: 16587-017-0410 Document #: 20250194621 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 17 Subdivision: RAINTREE SUBDIVISION UNIT 10 MapRef: VOL 9551 PG 40-42 Abbreviated Description: Lot:41 Block:17 Subdivision:RAINTREE SUBDIVISION UNIT 10 Map Ref:VOL 9551 PG 40-42City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
10	.24Mi.	**6827 RAINTREE FRST** **SAN ANTONIO, TX 78233-3863**	09/19/2025			1661	5/3/2	1984	7,975 SF	

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APN: 16587-003-0530 Document #: 20250174874
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: 3 Subdivision: RAINTREE SUBDIVISION Legal Unit: 1 MapRef: VOL 9500 PG 29-30 Abbreviated Description: Lot:53 Block:3
Subdivision:RAINTREE SUBDIVISION Legal Unit:1 Map Ref:VOL 9500 PG 29-30City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

11	.29Mi.	**6807 RAINTREE FRST** **SAN ANTONIO, TX 78233-3836**	08/21/2025	1644	5/4/2	1984	7,778 SF

APN: 16587-003-0480 Document #: 20250154388
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Block: 3 Subdivision: RAINTREE SUBDIVISION UNIT 1 MapRef: VOL 9500 PG 29-30 Abbreviated Description: Lot:48 Block:3
Subdivision:RAINTREE SUBDIVISION UNIT 1 Map Ref:VOL 9500 PG 29-30City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

12	.26Mi.	**7023 RAINTREE FRST** **SAN ANTONIO, TX 78233-3804**	08/20/2025	1594	6/4/2	1999	7,705 SF

APN: 16587-012-0450 Document #: 20250153130
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: 12 Subdivision: RAINTREE SUBDIVISION UNIT 7 MapRef: VOL 9522 PG 126-127 Abbreviated Description: Lot:45 Block:12
Subdivision:RAINTREE SUBDIVISION UNIT 7 Map Ref:VOL 9522 PG 126-127City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

13	.34Mi.	**7114 TETON RDG** **SAN ANTONIO, TX 78233-3809**	08/05/2025	2300	6/4/2	1999	9,012 SF

APN: 16587-012-0160 Document #: 20250143199
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 12 Subdivision: RAINTREE SUBDIVISION Legal Unit: 7 MapRef: VOL 9522 PG 126-127 Abbreviated Description: Lot:16 Block:12
Subdivision:RAINTREE SUBDIVISION Legal Unit:7 Map Ref:VOL 9522 PG 126-127City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

14	.14Mi.	**14410 LONGLEAF PALM** **SAN ANTONIO, TX 78233-3886**	07/31/2025	1137	7/3/2	2001	8,363 SF

APN: 16587-017-0190 Document #: 20250140439
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 17 Subdivision: RAINTREE SUBDIVISION UNIT 10 MapRef: VOL 9551 PG 40-42 Abbreviated Description: Lot:19 Block:17
Subdivision:RAINTREE SUBDIVISION UNIT 10 Map Ref:VOL 9551 PG 40-42City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

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.	**7031 ELUSIVE PASS**	**03/28/2014**	$312,110	$312,110	1,594	6/4/2	2001	5,925 SF	
.01Mi.	**7035 ELUSIVE PASS**	**12/22/2020**	$211,000	$211,000	1,467	6/3/2	2001	5,925 SF	
.01Mi.	**7027 ELUSIVE PASS**	**05/01/2002**	$276,310	$276,310	2,144	8/3/2	2002	5,925 SF	
.02Mi.	**7039 ELUSIVE PASS**	**09/06/2016**	$244,330	$244,330	1,734	7/3/2	2001	5,925 SF	
.02Mi.	**7023 ELUSIVE PASS**	**06/02/2020**	$306,460	$306,460	2,538	9/4/2	2001	5,925 SF	
.02Mi.	**14422 BILTMORE GLN**	**06/21/2002**	$283,710	$283,710	1,137	7/3/2	2002	6,601 SF	
.03Mi.	**14426 BILTMORE GLN**	**08/17/2009**	$276,630	$276,630	2,144	8/3/2	2002	6,455 SF	
.03Mi.	**14418 BILTMORE GLN**	**06/03/2002**	$258,860	$258,860	2,195	7/3/2	2002	6,464 SF	
.03Mi.	**7043 ELUSIVE PASS**	**03/15/2006**	$275,870	$275,870	2,144	8/3/2	2001	5,925 SF	
.03Mi.	**7019 ELUSIVE PASS**	**08/07/2015**	$230,180	$230,180	1,426	5/3/2	2001	6,225 SF	
.03Mi.	**14430 BILTMORE GLN**	**11/30/2016**	$284,390	$284,390	2,144	8/3/2	2002	6,451 SF	
.03Mi.	**7042 ELUSIVE PASS**	**04/29/2015**	$246,550	$246,550	1,698	6/3/2	2001	6,240 SF	
.03Mi.	**14414 BILTMORE GLN**	**06/19/2020**	$296,000	$296,000	2,959	7/3/2	2002	6,480 SF	
.03Mi.	**7038 ELUSIVE PASS**	**04/25/2008**	$230,500	$230,500	2,144	8/3/2	2001	6,240 SF	
.03Mi.	**7046 ELUSIVE PASS**	**05/04/2018**	$284,180	$284,180	2,144	8/3/2	2001	7,673 SF	
.04Mi.	**7034 ELUSIVE PASS**	**09/12/2022**	$280,030	$280,030	1,190	7/3/2	2001	6,240 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%

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Demographics & Income

Median Age:	34.7 years old	Households:	19,691
Median Household Income:	$67,200	Households w/Family:	67%
Household Income Per Capita:	$31,548	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Rolling Meadows Elementary School** Number of Students: 652 Student-Teacher Ratio: 16.35	C	Public	PK - 5
2.83Mi.	**Kitty Hawk Middle School** Number of Students: 1,062 Student-Teacher Ratio: 14.05	C-	Public	6 - 8
5.21Mi.	**Judson High School** Number of Students: 2,498 Student-Teacher Ratio: 14.8 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **7031 ELUSIVE PASS, SAN ANTONIO, TX 78233-3882** 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	110%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	96%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

3/4/2025 - Duke Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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