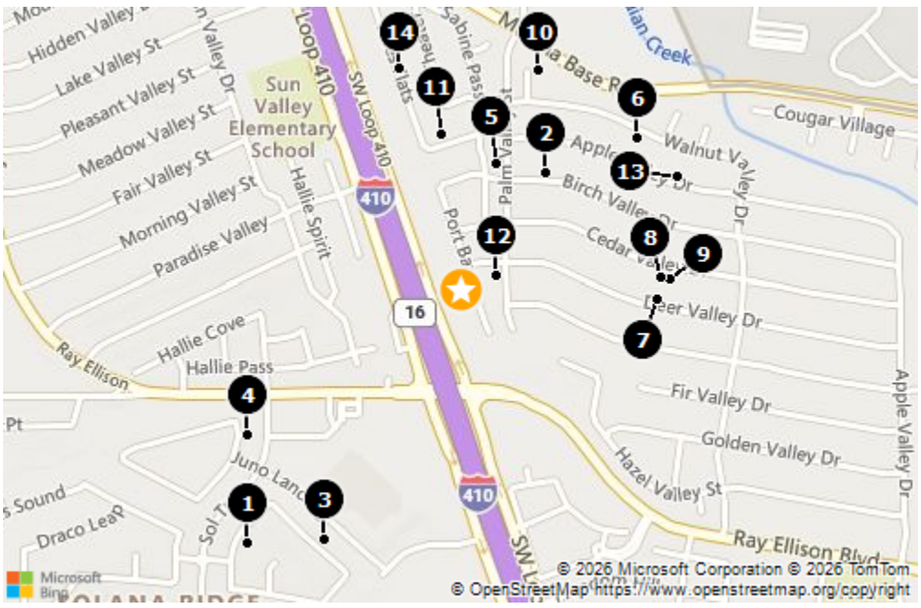
ICE SiteX Report

OrderID: 98722661

SiteX Property Information Report



Subject Property Location

7035 PORT BAY, SAN ANTONIO, TX 78242-1533

County:	**BEXAR TX**	Census Tract:	480291615.031003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16001-007-0260	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$172,040 - $201,960	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 21
Assd Land Value:	$52,420	Market Land Value:	$52,420	Tax Year:	2026
Assd Improvement:	$136,580	Market Improvment Value:	$136,580	Total Taxable Value:	$4,683
Total Assessed Value:	$189,000	Total Assessor Market Value:	$189,000	Delinquent Year:	
				Tax Account ID:	1108065
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 Block: 7 Subdivision: LA VENTANA UT-3 Tract No: 26
Abbreviated Description: NCB 16001 (LA VENTANA UT-3), BLOCK 7 LOT 26 PER PLAT 9579/30-32

Property Characteristics

Lot Size:	4,950 SF	Bedrooms:	3	Pool:	
Building Area:	1152 SF	Baths:	2	Fireplace:	
Year Built:	2015	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/09/2026	Sales Price:	$186,558
Document #:	20260110553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2025	Sales Price:	N/A
Document #:	14225043871 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 26 Block: 7 Subdivision: LA VENTANA UT-3 Tract No: 26
Abbreviated Description: NCB 16001 (LA VENTANA UT-3), BLOCK 7 LOT 26 PER PLAT 9579/30-32

Prior Transfer

Recording Date:	06/28/2024	Sales Price:	N/A
Document #:	20240117150 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2024		
Document Type:			
Legal Description:			

Lot: 26 Block: 7 Subdivision: LA VENTANA Legal Unit: 3-TIF Map Ref: VOL 9579 PG 30
City/Muni/Twp: SAN ANTONIO

ICE SiteX Report

OrderID: 98722661

Mortgage Record

Recording Date:	07/11/2022	Loan Amount:	N/A
Document #:	20220169991 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2046	Type Finance:	

Legal Description:
Lot: 26 Block: 7 Subdivision: LA VENTANA Legal Unit: 3
City/Muni/Twp: SAN ANTONIO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,876 SF	Median # of Baths	2
Median Living Area	1,485 SF	Median Year Built	2005
Price Range - 2 Yrs		Age Range	7 years to 63 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**7326 NEBULA VLY** **SAN ANTONIO, TX 78252-2761**	10/14/2026			1274	6/3/2	2006	6,342 SF	
		APN: 15248-008-0070 Document #: 20260201483 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 8 Subdivision: SOLANA RIDGE SUBDIVISION Legal Unit: 1B MapRef: VOL 9565 PG 204 Abbreviated Description: Lot:7 Block:8 Subdivision:SOLANA RIDGE SUBDIVISION Legal Unit:1B Map Ref:VOL 9565 PG 204City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
2	.2Mi.	**6283 BIRCH VALLEY DR** **SAN ANTONIO, TX 78242-1511**	09/30/2026			1100	5/4/2	1966	8,160 SF	
		APN: 15212-087-0450 Document #: 20260192678 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: 87 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 42 MapRef: VOL 5300 PG 91-93 Abbreviated Description: Lot:45 Block:87 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:42 Map Ref:VOL 5300 PG 91-93City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
3	.4Mi.	**7131 HORIZON STAR** **SAN ANTONIO, TX 78252-2756**	09/23/2026			2130	6/4/2	2005	5,362 SF	
		APN: 15248-007-0250 Document #: 20260187148 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 7 Subdivision: SOLANA RIDGE SUBDIVISION UNIT 1B MapRef: VOL 9565 PG 204 Abbreviated Description: Lot:25 Block:7 Subdivision:SOLANA RIDGE SUBDIVISION UNIT 1B Map Ref:VOL 9565 PG 204City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
4	.36Mi.	**7214 ALTAIR LOOP** **SAN ANTONIO, TX 78252-2338**	08/24/2026			2316	/4/2	2019	5,541 SF	
		APN: 15248-001-0880 Document #: 20260164033 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 88 Block: 1 Subdivision: SOLANA RIDGE UNIT 12R PUD MapRef: DOC 20001 Abbreviated Description: Lot:88 Block:1 Subdivision:SOLANA RIDGE UNIT 12R PUD Map Ref:DOC 20001								
5	.18Mi.	**6838 SABINE PASS** **SAN ANTONIO, TX 78242-2312**	08/17/2026			1676	8/3/2	2008	5,721 SF	
		APN: 16001-004-0310 Document #: 20260159415 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: 4 Subdivision: LA VENTANA Legal Unit: 2C MapRef: VOL 9575 PG 65 Abbreviated Description: Lot:31 Block:4 Subdivision:LA VENTANA Legal Unit:2C Map Ref:VOL 9575 PG 65City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
6	.33Mi.	**6735 WALNUT VALLEY DR** **SAN ANTONIO, TX 78242-6605**	08/03/2026			1747	8/4/2	2006	4,090 SF	
		APN: 15210-002-0240 Document #: 20260149728 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 2 Subdivision: LACKLAND HEIGHTS SUBDIVISION MapRef: VOL 9565 PG 171-174 Abbreviated Description: Lot:24 Block:2 Subdivision:LACKLAND HEIGHTS SUBDIVISION Map Ref:VOL 9565 PG 171-174City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
7	.28Mi.	**6235 DEER VALLEY DR** **SAN ANTONIO, TX 78242-1519**	07/21/2026			1036	5/3/1	1963	8,400 SF	
		APN: 15214-089-0340 Document #: 20260140731 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 89 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 43 MapRef: VOL 5502 PG 95-96 Abbreviated Description: Lot:34 Block:89 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:43 Map Ref:VOL 5502 PG 95-96City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
8	.28Mi.	**6234 CEDAR VALLEY DR** **SAN ANTONIO, TX 78242-1516**	07/07/2026			912	5/2/1	1966	9,520 SF	
		APN: 15214-089-0170 Document #: 20260130702 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 89 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 43 MapRef: VOL 5502 PG 95-96 Abbreviated Description: Lot:17 Block:89 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:43 Map Ref:VOL 5502 PG 95-96City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
9	.29Mi.	**6230 CEDAR VALLEY DR** **SAN ANTONIO, TX 78242-1516**	07/07/2026			1804	5/3/1	1966	9,520 SF	
		APN: 15214-089-0180 Document #: 20260130700 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 89 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 43 MapRef: MB 5502 PG 95-96 Abbreviated Description: Lot:18 Block:89 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:43 Map Ref:MB 5502 PG 95-96City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
10	.34Mi.	**6706 DRAGON FIRE** **SAN ANTONIO, TX 78242-2452**	06/18/2026			1530	7/3/2	2005	8,939 SF	
		APN: 15210-001-0090 Document #: 20260118068 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: LACKLAND HEIGHTS SUBDIVISION MapRef: VOL 9565 PG 171-174 Abbreviated Description: Lot:9 Block:1 Subdivision:LACKLAND HEIGHTS SUBDIVISION Map Ref:VOL 9565 PG 171-174City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
11	.22Mi.	**7123 PORT LAVACA** **SAN ANTONIO, TX 78242-2517**	06/02/2026			1672	6/3/2	2006	5,058 SF	
		APN: 16001-002-0320 Document #: 20260106012 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98722661

Legal: Lot: 32 Block: 2 Subdivision: SAN ANTONIO BEXAR COUNTY TEXAS Legal Unit: 2B MapRef: VOL 9571 PG 146 Abbreviated Description: Lot:32 Block:2 Subdivision:SAN ANTONIO BEXAR COUNTY TEXAS Legal Unit:2B Map Ref:VOL 9571 PG 146

12	.05Mi.	**6302 DEER VALLEY DR** **SAN ANTONIO, TX 78242-1530**	05/13/2026	1440	/3/2	2014	7,409 SF

APN: 16001-008-0010 Document #: 20260090603
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 8 Subdivision: LA VENTANA Legal Unit: 3 MapRef: VOL 9579 PG 30 Abbreviated Description: Lot:1 Block:8 Subdivision:LA VENTANA Legal Unit:3 Map Ref:VOL 9579 PG 30City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

13	.35Mi.	**6227 APPLE VALLEY DR** **SAN ANTONIO, TX 78242-1505**	05/01/2026	968	5/3/1	1966	9,520 SF

APN: 15211-086-0180 Document #: 20260082140
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 86 Subdivision: LACKLAND CITY SUBDIVISION Legal Unit: 42 MapRef: VOL 5300 PG 91-93 Abbreviated Description: Lot:18 Block:86 Subdivision:LACKLAND CITY SUBDIVISION Legal Unit:42 Map Ref:VOL 5300 PG 91-93City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

14	.32Mi.	**6554 ESTES FLTS** **SAN ANTONIO, TX 78242-2454**	04/23/2026	1304	5/3/2	2006	4,770 SF

APN: 16001-002-0450 Document #: 20260075799
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: 2 Subdivision: LA VENTANA UT 2A Abbreviated Description: Lot:45 Block:2 Subdivision:LA VENTANA UT 2A City/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.	**7035 PORT BAY**	**03/02/2025**	$189,000	$189,000	1,152	/3/2	2015	4,950 SF	
.01Mi.	**7039 PORT BAY**	**01/11/2016**	$190,000	$190,000	1,535	/3/2	2015	4,950 SF	
.01Mi.	**7031 PORT BAY**	**05/12/2020**	$248,740	$248,740	1,965	/3/2	2013	4,950 SF	
.02Mi.	**7043 PORT BAY**	**12/06/2013**	$195,090	$195,090	1,174	/3/2	2013	4,950 SF	
.02Mi.	**7027 PORT BAY**	**02/21/2020**	$195,470	$195,470	1,162	/3/2	2014	5,170 SF	
.03Mi.	**7047 PORT BAY**	**01/28/2016**	$205,000	$205,000	1,686	/3/2	2015	4,950 SF	
.03Mi.	**7023 PORT BAY**	**05/11/2015**	$226,000	$226,000	1,535	/3/2	2015	5,170 SF	
.03Mi.	**6314 DEER VALLEY DR**	**02/12/2020**	$209,590	$209,590	1,174	/3/2	2013	7,460 SF	
.03Mi.	**7051 PORT BAY**	**09/11/2013**	$194,070	$194,070	1,166	/3/2	2013	4,950 SF	
.03Mi.	**7038 PORT BAY**	**02/11/2019**	$207,460	$207,460	1,162	/3/2	2014	7,245 SF	
.04Mi.	**7019 PORT BAY**	**09/04/2025**	$228,840	$228,840	1,526	/3/2	2014	5,170 SF	
.04Mi.	**6310 DEER VALLEY DR**	**03/27/2015**	$207,130	$207,130	1,267	/3/2	2014	5,213 SF	
.04Mi.	**7042 PORT BAY**	**01/24/2013**	$271,930	$271,930	1,940	/4/2	2012	8,597 SF	
.04Mi.	**7046 PORT BAY**	**03/27/2015**	$256,800	$256,800	1,883	/3/2	2014	7,884 SF	
.04Mi.	**7015 PORT BAY**	**04/21/2017**	$230,360	$230,360	1,638	/3/2	2012	5,170 SF	
.04Mi.	**7055 PORT BAY**	**06/19/2015**	$216,770	$216,770	1,407	/3/2	2015	6,703 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	31.5 years old	Households:	10,470
Median Household Income:	$43,466	Households w/Family:	75%
Household Income Per Capita:	$16,343	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Southwest Independent School District	Students:	14,833
Number of Schools:	18	Rating:	D+

ICE SiteX Report

OrderID: 98722661

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.48Mi.	**Southwest High School** Number of Students: 2,363 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12
5.20Mi.	**Francis R. Scobee Middle School** Number of Students: 797 Student-Teacher Ratio: 13.65	C-	Public	6 - 8
0.34Mi.	**Sun Valley Elementary School** Number of Students: 616 Student-Teacher Ratio: 13.53	B	Public	PK - 5

Flood Report

The Subject Property of **7035 PORT BAY, SAN ANTONIO, TX 78242-1533** 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	105%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	96%	SIMILAR
OVERALL	95%	SIMILAR

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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