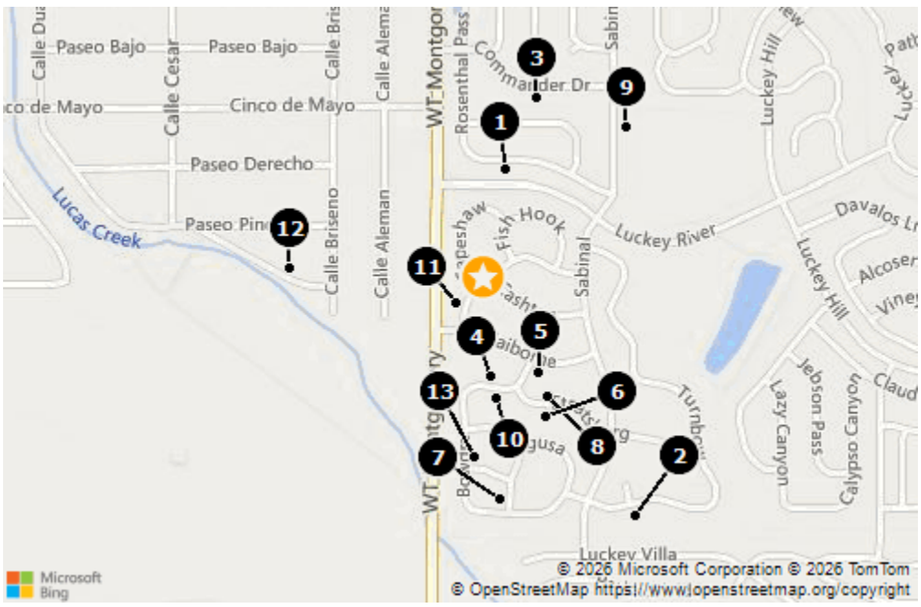
ICE SiteX Report

OrderID: 98722793

SiteX Property Information Report



Subject Property Location

7088 CAPESHAW, SAN ANTONIO, TX 78252-4424

County:	**BEXAR TX**	Census Tract:	480291619.023068
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04319-143-0010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$239,400 - $292,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 68
Assd Land Value:	$87,540	Market Land Value:	$87,540	Tax Year:	2026
Assd Improvement:	$210,000	Market Improvment Value:	$210,000	Total Taxable Value:	
Total Assessed Value:	$297,540	Total Assessor Market Value:	$297,540	Delinquent Year:	
				Tax Account ID:	1232794
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 1 Block: 43 Subdivision: LUCKEY RANCH, UT-23
Abbreviated Description: CB 4319A (LUCKEY RANCH, UT-23), BLOCK 43 LOT 1 2016 NEW ACCT PER PLAT 9688/60-6 FILED 0821/2015.

Property Characteristics

Lot Size:	9,611 SF	Bedrooms:	3	Pool:	
Building Area:	1895 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/18/2026	Sales Price:	$284,519
Document #:	20260183472 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/31/2025	Sales Price:	$274,000
Document #:	20250017796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/15/2025	Sales Price:	N/A
Document #:	20250007396 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/15/2025		
Document Type:			
Legal Description:			

Lot: 1 Block: 43 Subdivision: LUCKEY RANCH Legal Unit: 23 Map Ref: VOL 9688 PG 60

Prior Transfer

Recording Date:	01/09/2025	Sales Price:	N/A
Document #:	20250007396 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 1 Block: 43 Subdivision: LUCKEY RANCH, UT-23
Abbreviated Description: CB 4319A (LUCKEY RANCH, UT-23), BLOCK 43 LOT 1 2016 NEW ACCT PER PLAT 9688/60-6 FILED 0821/2015.

Prior Transfer

Recording Date:	11/20/2023	Sales Price:	$189,500
Document #:	20230211945 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/07/2023	Sales Price:	N/A
Document #:	20230205340 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/06/2023		
Document Type:			

Legal Description:
Lot: 1 Block: 43 Subdivision: LUCKEY RANCH UNIT 23 Map Ref: VOL 9688 PG 60-62

Prior Transfer

Recording Date:	01/22/2021	Sales Price:	$197,359
Document #:	20210017570 BK-PG 18028-1790	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2021	Sales Price:	N/A
Document #:	20210006947 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/06/2021		
Document Type:			

Legal Description:
Lot: 1 Block: 43 Subdivision: LUCKEY RANCH Legal Unit: 23 Map Ref: VOL 9688 PG 60

Prior Transfer

Recording Date:	08/15/2016	Sales Price:	N/A
Document #:	20160158715 BK-PG 18028-1784	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2016		
Document Type:			

Legal Description:
Lot: 1 Block: 43 Subdivision: LUCKEY RANCH Legal Unit: 23 Map Ref: VOL9688 PG60

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,759 SF	Median # of Baths	2
Median Living Area	1,637 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	8 years to 54 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**12350 MAHONEY ML** **SAN ANTONIO, TX 78252-2841**	10/05/2026			1381	/3/2	2017	4,950 SF	
		APN: 04319-138-0170 Document #: 20260195672 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 38 Subdivision: LUCKEY RANCH UNIT 18 MapRef: VOL 9723 PG 178-181 Abbreviated Description: Lot:17 Block:38 Subdivision:LUCKEY RANCH UNIT 18 Map Ref:VOL 9723 PG 178-181								
2	.41Mi.	**7342 TURNBOW** **SAN ANTONIO, TX 78252-4432**	09/17/2026			2541	/5/2	2017	8,699 SF	
		APN: 04319-150-0570 Document #: 20260182826 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 57 Block: 50 Subdivision: LUCKEY RANCH Legal Unit: 26&27 MapRef: VOL 9708 PG 67-71 Abbreviated Description: Lot:57 Block:50 Subdivision:LUCKEY RANCH Legal Unit:26&27 Map Ref:VOL 9708 PG 67-71								
3	.26Mi.	**12250 COMMANDER DR** **SAN ANTONIO, TX 78252-4452**	09/15/2026			2581	/5/2	2018	4,950 SF	
		APN: 04319-135-0600 Document #: 20260181399 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 60 Block: 35 Subdivision: LUCKEY RANCH UNIT 18 MapRef: VOL 9723 PG 178 Abbreviated Description: Lot:60 Block:35 Subdivision:LUCKEY RANCH UNIT 18 Map Ref:VOL 9723 PG 178								
4	.14Mi.	**7315 BOWDRE** **SAN ANTONIO, TX 78252-4431**	09/01/2026			1822	/4/2	2017	5,405 SF	
		APN: 04319-146-0150 Document #: 20260171884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 46 Subdivision: LUCKEY RANCH Legal Unit: 26&27 MapRef: VOL 9708 PG 67 Abbreviated Description: Lot:15 Block:46 Subdivision:LUCKEY RANCH Legal Unit:26&27 Map Ref:VOL 9708 PG 67City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
5	.16Mi.	**12234 CLAIBORNE** **SAN ANTONIO, TX 78252-4413**	06/10/2026			1562	/3/2	2015	8,930 SF	
		APN: 04319-147-0010 Document #: 20260111351 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 47 Subdivision: LUCKEY RANCH UNIT 24 MapRef: VOL 9685 PG 125 Abbreviated Description: Lot:1 Block:47 Subdivision:LUCKEY RANCH UNIT 24 Map Ref:VOL 9685 PG 125								
6	.22Mi.	**12254 STRATSBURG** **SAN ANTONIO, TX 78252-4416**	05/19/2026			1562	/3/2	2015	5,143 SF	
		APN: 04319-148-0060 Document #: 20260094803 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 6 Block: 48 Subdivision: LUCKEY RANCH UNIT 24 MapRef: VOL 9685 PG 125 Abbreviated Description: Lot:6 Block:48 Subdivision:LUCKEY RANCH UNIT 24 Map Ref:VOL 9685 PG 125

7	.31Mi.	**7329 CANYON LGT** **SAN ANTONIO, TX 78252-4436**	04/21/2026	1822	/4/2	2017	5,759 SF

APN: 04319-156-0060 Document #: 20260074288
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 56 Subdivision: LUCKEY RANCH MapRef: VOL 9708 PG 67-71 Abbreviated Description: Lot:6 Block:56 Subdivision:LUCKEY RANCH Map Ref:VOL 9708 PG 67-71City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

8	.19Mi.	**12255 STRATSBURG** **SAN ANTONIO, TX 78252-4416**	04/02/2026	1404	/3/2	2015	5,544 SF

APN: 04319-147-0200 Document #: 20260061052
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 47 Subdivision: LUCKEY RANCH Legal Unit: 24 MapRef: VOL 9685 PG 125 Abbreviated Description: Lot:20 Block:47 Subdivision:LUCKEY RANCH Legal Unit:24 Map Ref:VOL 9685 PG 125

9	.29Mi.	**6722 SABINAL** **SAN ANTONIO, TX 78252-4451**	01/14/2026	2581	/5/2	2018	6,771 SF

APN: 04319-152-0230 Document #: 20260007562
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 52 Subdivision: LUCKEY RANCH UNIT 18 MapRef: VOL 9723 PG 178 Abbreviated Description: Lot:23 Block:52 Subdivision:LUCKEY RANCH UNIT 18 Map Ref:VOL 9723 PG 178

10	.18Mi.	**7310 BOWDRE** **SAN ANTONIO, TX 78252-4431**	12/30/2025	1381	/3/2	2017	5,654 SF

APN: 04319-148-0430 Document #: 20250242306
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 48 Subdivision: LUCKEY RANCH Legal Unit: 26&27 MapRef: VOL 9708 PG 67 Abbreviated Description: Lot:43 Block:48 Subdivision:LUCKEY RANCH Legal Unit:26&27 Map Ref:VOL 9708 PG 67

11	.05Mi.	**12507 SWITCHGRASS** **SAN ANTONIO, TX 78252-4415**	11/12/2025	1178	/3/2	2015	6,512 SF

APN: 04319-141-0040 Document #: 20250211610
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 41 Subdivision: LUCKEY RANCH UNIT 24 MapRef: VOL 9685 PG 125 Abbreviated Description: Lot:4 Block:41 Subdivision:LUCKEY RANCH UNIT 24 Map Ref:VOL 9685 PG 125

12	.27Mi.	**7026 CALLE DUARTE** **SAN ANTONIO, TX 78252-1962**	10/29/2025	1637	5/3/1	1972	17,250 SF

APN: 05985-006-0090 Document #: 20250201370
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 6 Subdivision: MEADOWWOOD ACRES SUBDIVISION Legal Unit: 1 MapRef: VOL 3975 PG 97 Abbreviated Description: Lot:9 Block:6 Subdivision:MEADOWWOOD ACRES SUBDIVISION Legal Unit:1 Map Ref:VOL 3975 PG 97

13	.25Mi.	**12323 SEBEWA** **SAN ANTONIO, TX 78252-4440**	10/28/2025	1822	/4/2	2017	8,468 SF

APN: 04319-155-0130 Document #: 20250199972
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 55 Subdivision: LUCKEY RANCH UNIT 26 27 MapRef: VOL 9708 PG 67-71 Abbreviated Description: Lot:13 Block:55 Subdivision:LUCKEY RANCH UNIT 26 27 Map Ref:VOL 9708 PG 67-71

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.

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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.	**7088 CAPESHAW**	**01/09/2025**	$297,540	$297,540	1,895	/3/2	2016	9,611 SF	
.01Mi.	**7084 CAPESHAW**	**08/12/2016**	$280,200	$280,200	1,562	/3/2	2016	8,617 SF	
.02Mi.	**7072 CAPESHAW**	**04/21/2016**	$237,900	$237,900	1,178	/3/2	2016	7,861 SF	
.02Mi.	**12262 CASHTON**	**03/11/2016**	$277,910	$277,910	1,562	/3/2	2015	10,978 SF	
.03Mi.	**7066 CAPESHAW**	**08/02/2016**	$250,320	$250,320	1,404	/3/2	2016	6,214 SF	
.03Mi.	**12319 FISH HOOK**	**08/11/2016**	$265,080	$265,080	1,404	/3/2	2016	9,672 SF	
.03Mi.	**12315 FISH HOOK**	**07/08/2022**	$225,000	$225,000	1,178	/3/2	2016	8,810 SF	
.04Mi.	**12410 SWITCHGRASS**	**11/30/2016**	$279,740	$279,740	1,562	/3/2	2016	9,219 SF	
.04Mi.	**7062 CAPESHAW**	**07/09/2021**	$279,390	$279,390	1,895	/3/2	2016	5,745 SF	
.04Mi.	**12506 SWITCHGRASS**	**01/14/2016**	$260,730	$260,730	1,404	/3/2	2015	8,956 SF	
.04Mi.	**12258 CASHTON**	**09/29/2022**	$254,790	$254,790	1,404	/3/2	2015	7,421 SF	
.04Mi.	**7091 CAPESHAW**	**08/16/2016**	$285,000	$285,000	1,793	/3/2	2016	8,443 SF	
.04Mi.	**7087 CAPESHAW**	**08/31/2022**	$279,700	$279,700	1,895	/3/2	2016	6,730 SF	
.04Mi.	**7083 CAPESHAW**	**05/12/2016**	$224,140	$224,140	1,178	/3/2	2016	5,617 SF	
.04Mi.	**12406 SWITCHGRASS**	**06/30/2023**	$229,440	$229,440	1,178	/3/2	2016	6,352 SF	
.04Mi.	**12311 FISH HOOK**	**01/23/2023**	$280,610	$280,610	1,562	/3/2	2016	8,707 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	31.1 years old	Households:	4,837
Median Household Income:	$70,733	Households w/Family:	79%
Household Income Per Capita:	$26,177	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Medina Valley Independent School District	Students:	9,638
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.92Mi.	**LaCoste Elementary School** Number of Students: 610 Student-Teacher Ratio: 13.65	B	Public	PK - 5
5.90Mi.	**Medina Valley High School** Number of Students: 2,626 Student-Teacher Ratio: 18.35 Advanced Placement: Yes	B+	Public	9 - 12
6.21Mi.	**Medina Valley Middle School** Number of Students: 1,157 Student-Teacher Ratio: 19.47	B+	Public	6 - 8

Flood Report

The Subject Property of **7088 CAPESHAW, SAN ANTONIO, TX 78252-4424** 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	89%	LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	23%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	166%	NOTABLY HIGHER
OVERALL	158%	NOTABLY HIGHER

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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ICE SiteX Report

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