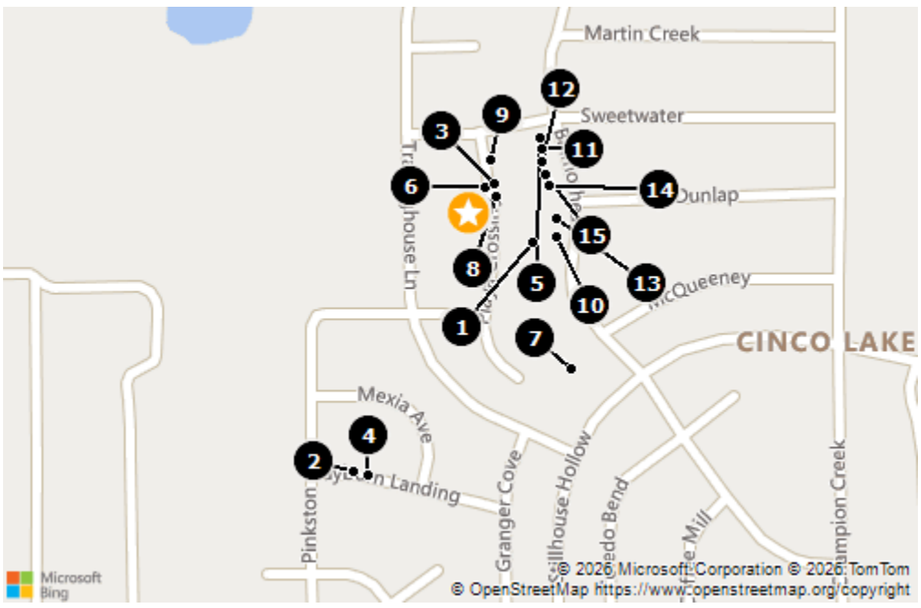
ICE SiteX Report

OrderID: 98722774

SiteX Property Information Report



Subject Property Location

7321 PLAYA XING, SAN ANTONIO, TX 78252-4531

County:	**BEXAR TX**	Census Tract:	480291619.023021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04312-121-0090	Thomas Bros Pg-Grid:	

Valuation

Value:	**$325,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$299,000 - $351,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 73
Assd Land Value:	$64,160	Market Land Value:	$64,160	Tax Year:	2026
Assd Improvement:	$272,320	Market Improvment Value:	$272,320	Total Taxable Value:	$4,780
Total Assessed Value:	$336,480	Total Assessor Market Value:	$336,480	Delinquent Year:	
				Tax Account ID:	1362014
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 21 Subdivision: WESTLAKES UT 6
Abbreviated Description: CB 4312A (WESTLAKES UT 6), BLOCK 21 LOT 9 2022- NEW PER PLAT 20002/1286-1291, FILED 11-19-2021

Property Characteristics

Lot Size:	6,855 SF	Bedrooms:	4	Pool:	
Building Area:	2601 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:		Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2026	Sales Price:	$331,278
Document #:	20260190722 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/25/2025	Loan Amount:	N/A
Document #:	20250136388 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	
Legal Description:			
Lot: 9 Block: 21 Subdivision: WESTLAKES UNIT 6			

Prior Transfer

Recording Date:	04/21/2025	Sales Price:	N/A
Document #:	20250069848 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2023	Sales Price:	N/A
Document #:	20230126323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/11/2023		

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Document Type:
Legal Description:
Lot: 9 Block: 21 Subdivision: WESTLAKES UNIT 6 Map Ref: VOL20002 PG1286-1291

Prior Transfer

Recording Date:	07/11/2023	Sales Price:	N/A
Document #:	20230126323 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 9 Block: 21 Subdivision: WESTLAKES UT 6
Abbreviated Description: CB 4312A (WESTLAKES UT 6), BLOCK 21 LOT 9 2022- NEW PER PLAT 20002/1286-1291, FILED 11-19-2021

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,924 SF	Median # of Baths	2
Median Living Area	2,291 SF	Median Year Built	2021
Price Range - 2 Yrs		Age Range	3 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	.04Mi.	**7332 PLAYA XING** **SAN ANTONIO, TX 78252-4531**	09/28/2026			1706	/3/2	2023	6,663 SF	
		APN: 04312-109-0200 Document #: 20260189751 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 9 Subdivision: WESTLAKES UNIT 6 MapRef: VOL 20002 PG 1286 Abbreviated Description: Lot:20 Block:9 Subdivision:WESTLAKES UNIT 6 Map Ref:VOL 20002 PG 1286								
2	.19Mi.	**10631 RAYBURN LNDG** **SAN ANTONIO, TX 78252-4522**	08/18/2026			2298	/3/3	2022	5,519 SF	
		APN: 04312-123-0120 Document #: 20260160987 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 23 Abbreviated Description: Lot:12 Block:23 City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
3	.04Mi.	**7312 PLAYA XING** **SAN ANTONIO, TX 78252-4531**	07/23/2026			1680	/3/2	2022	6,487 SF	
		APN: 04312-109-0160 Document #: 20260142232 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 109 Subdivision: BRE PHASE 5 Legal Unit: 2C MapRef: VOL 20003PG1427-1428 Abbreviated Description: Lot:16 Block:109 Subdivision:BRE PHASE 5 Legal Unit:2C Map Ref:VOL 20003PG1427-1428								
4	.18Mi.	**10623 RAYBURN LNDG** **SAN ANTONIO, TX 78252-4522**	07/22/2026			1816	/3/2	2022	5,373 SF	
		APN: 04312-123-0140 Document #: 20260141599 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 23 Subdivision: WESTLAKES UNIT 4 MapRef: VOL 20002 PG 1286-12 Abbreviated Description: Lot:14 Block:23 Subdivision:WESTLAKES UNIT 4 Map Ref:VOL 20002 PG 1286-12								
5	.07Mi.	**10823 BALMORHEA** **SAN ANTONIO, TX 78252-1856**	07/14/2026			2601	/3/2	2021	5,924 SF	
		APN: 04312-109-0120 Document #: 20260136200 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:12 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003 PG 1427-14								
6	.02Mi.	**7313 PLAYA XING** **SAN ANTONIO, TX 78252-4531**	07/06/2026			2601	/4/3	2022	7,407 SF	Yes
		APN: 04312-121-0110 Document #: 20260128889 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 21 Subdivision: WESTLAKES UNIT 6 MapRef: VOL 20002 PG 1286-12 Abbreviated Description: Lot:11 Block:21 Subdivision:WESTLAKES UNIT 6 Map Ref:VOL 20002 PG 1286-12								
7	.13Mi.	**10605 BALMORHEA** **SAN ANTONIO, TX 78252-**	06/26/2026				//		104,370 SF	Yes
		APN: 04312-109-0130 Document #: 20260122706 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003PG1427-1428 Abbreviated Description: Lot:13 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003PG1427-1428								
8	.04Mi.	**7316 PLAYA XING** **SAN ANTONIO, TX 78252-4531**	06/22/2026			2291	/4/3	2022	6,994 SF	
		APN: 04312-109-0170 Document #: 20260119348 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:17 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003 PG 1427-14								
9	.05Mi.	**7304 PLAYA XING** **SAN ANTONIO, TX 78252-4531**	06/09/2026			2291	/4/3	2022	7,051 SF	
		APN: 04312-109-0140 Document #: 20260110304 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:14 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003 PG 1427-14								
10	.06Mi.	**10743 BALMORHEA** **SAN ANTONIO, TX 78252-1855**	06/09/2026			2601	/4/3	2020	5,625 SF	
		APN: 04312-109-0050 Document #: 20260110309 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 109 Subdivision: BRE PHASE 5 Legal Unit: 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:5 Block:109 Subdivision:BRE PHASE 5 Legal Unit:2C Map Ref:VOL 20003 PG 1427-14								
11	.07Mi.	**10819 BALMORHEA** **SAN ANTONIO, TX 78252-1856**	05/22/2026			1412	/3/2	2021	5,374 SF	
		APN: 04312-109-0110 Document #: 20260097536								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:11 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003 PG 1427-14

12	.06Mi.	**10815 BALMORHEA** **SAN ANTONIO, TX 78252-1856**	04/08/2026	2601	/3/2	2021	5,463 SF

APN: 04312-109-0100 Document #: 20260064326
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003 PG 1427 Abbreviated Description: Lot:10 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003 PG 1427

13	.06Mi.	**10747 BALMORHEA** **SAN ANTONIO, TX 78252-1855**	03/24/2026	1494	/3/2	2020	7,291 SF

APN: 04312-109-0060 Document #: 20260052335
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C Legal Unit: 2C MapRef: VOL 20003 PG 1427-14 Abbreviated Description: Lot:6 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Legal Unit:2C Map Ref:VOL 20003 PG 1427-14

14	.06Mi.	**10807 BALMORHEA** **SAN ANTONIO, TX 78252-1856**	03/04/2026	2601	/4/3	2020	5,400 SF

APN: 04312-109-0080 Document #: 20260039250
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003PG1427&1428 Abbreviated Description: Lot:8 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003PG1427&1428

15	.06Mi.	**10811 BALMORHEA** **SAN ANTONIO, TX 78252-1856**	02/25/2026	2601	/4/3	2020	5,400 SF

APN: 04312-109-0090 Document #: 20260034153
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 109 Subdivision: BRE PHASE 5 UNIT 2C MapRef: VOL 20003PG1427-1428 Abbreviated Description: Lot:9 Block:109 Subdivision:BRE PHASE 5 UNIT 2C Map Ref:VOL 20003PG1427-1428

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.	**7321 PLAYA XING**	**07/11/2023**	$336,480	$336,480	2,601	/4/3	2022	6,855 SF	
.01Mi.	**7317 PLAYA XING**	**06/27/2023**	$323,010	$323,010	2,429	/4/3	2022	6,705 SF	
.01Mi.	**7325 PLAYA XING**	**11/21/2023**	$313,060	$313,060	2,291	/4/3	2022	7,224 SF	
.02Mi.	**7331 PLAYA XING**	**05/23/2023**	$336,610	$336,610	2,601	/4/3	2022	7,017 SF	
.02Mi.	**7313 PLAYA XING**	**05/17/2023**	$367,650	$367,650	2,601	/4/3	2022	7,407 SF	Yes
.03Mi.	**7326 TRADINGHOUSE LN**	**11/14/2022**	$305,180	$305,180	2,024	/4/3	2022	5,055 SF	
.03Mi.	**7322 TRADINGHOUSE LN**	**04/21/2023**	$232,010	$232,010	1,197	/3/2	2022	4,979 SF	
.03Mi.	**7330 TRADINGHOUSE LN**	**02/20/2023**	$283,460	$283,460	1,816	/3/2	2022	4,900 SF	
.03Mi.	**7335 PLAYA XING**	**06/02/2023**	$274,890	$274,890	1,494	/3/2	2022	6,813 SF	
.03Mi.	**7318 TRADINGHOUSE LN**	**05/01/2023**	$265,930	$265,930	1,510	/3/2	2022	4,977 SF	
.03Mi.	**7334 TRADINGHOUSE LN**	**05/24/2023**	$305,580	$305,580	2,024	/4/3	2022	5,108 SF	
.03Mi.	**7314 TRADINGHOUSE LN**	**11/30/2022**	$304,940	$304,940	2,024	/4/3	2022	5,025 SF	
.04Mi.	**7320 PLAYA XING**	**03/04/2024**	$321,430	$321,430	2,420	/4/2	2023	7,056 SF	
.04Mi.	**7338 TRADINGHOUSE LN**	**08/03/2023**	$262,600	$262,600	1,596	/4/2	2022	4,926 SF	
.04Mi.	**10504 SWEETWATER**	**02/03/2023**	$350,490	$350,490	2,429	/4/3	2022	8,803 SF	
.04Mi.	**7316 PLAYA XING**	**07/21/2023**	$311,490	$311,490	2,291	/4/3	2022	6,994 SF	

Rent vs. Own

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

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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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **7321 PLAYA XING, SAN ANTONIO, TX 78252-4531** 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

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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