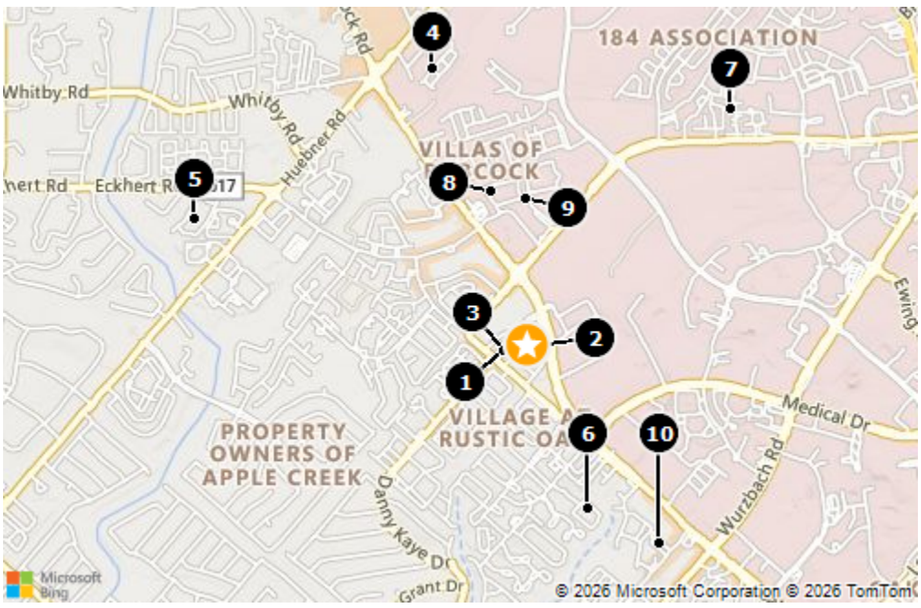
# ICE SiteX Report

**OrderID: 98263455**

## SiteX Property Information Report




## Subject Property Location

### 7930 ROANOKE RUN, SAN ANTONIO, TX 78240-5208

| | | | |
|---|---|---|---|
| County: | **BEXAR TX** | Census Tract: | 480291815.041001 |
| Property Use: | Condominium Unit (Residential) | Zoning: | |
| Parcel Number: | 13666-100-3050 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$187,000** | FSD: | 17 | Common Confidence Score: | 44 |
| Value Range: | $155,210 - $218,790 | ICE Confidence Score: | 83 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 06 08 09 10 11 21 |
| Assd Land Value: | $18,190 | Market Land Value: | $18,190 | Tax Year: | 2025 |
| Assd Improvement: | $149,190 | Market Improvment Value: | $149,190 | Total Taxable Value: | $3,833 |
| Total Assessed Value: | $167,380 | Total Assessor Market Value: | $167,380 | Delinquent Year: | |
| | | | | Tax Account ID: | 532213 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Block: 100 Subdivision: ROANOKE CONDO
Abbreviated Description: NCB 13666 UNIT 305 ROANOKE CONDOMINIUM

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 2 | Pool: | |
| Building Area: | 1083 SF | Baths: | 2 | Fireplace: | Yes |
| Year Built: | 1983 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 4 | Ext Walls: | Combination |
| Number of Units: | | Garage Type: | Carport | Heating: | Forced Air |
| Number of Stories: | 1 | 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: | 05/07/2012 | Sales Price: | N/A |
| Document #: | 20120084474 BK-PG 14613-1322 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/18/2012 | Loan Amount: | N/A |
| Document #: | 20120071700 BK-PG 15450-0815 | Loan Type: | New Conventional |
| TD Due Date: | 05/01/2042 | Type Finance: | |

**Legal Description:**
Subdivision: THE ROANOKE CONDOMINIUMS Legal Unit: 305
Abbreviated Description: BLDG 3
City/Muni/Twp: SAN ANTONIO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2012 | Sales Price: | N/A |
| Document #: | 20120071699 BK-PG 15450 -812 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Block: 100 Subdivision: ROANOKE CONDO
Abbreviated Description: NCB 13666 UNIT 305 ROANOKE CONDOMINIUM

# ICE SiteX Report

**OrderID: 98263455**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/07/2010 | Sales Price: | N/A |
| Document #: | 20100160739 BK-PG 10224-1565 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/24/2010 | Sales Price: | N/A |
| Document #: | 20100151565 BK-PG 14613-1319 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/19/2010 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: THE ROANOKE CONDOMINIUMS Legal Unit: 305
City/Muni/Twp: SAN ANTONIO

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/12/2003 | Loan Amount: | N/A |
| Document #: | BK-PG 10418-2096 | Loan Type: | Unknown |
| TD Due Date: | 09/01/2018 | Type Finance: | |

**Legal Description:**
Subdivision: THE ROANOKE CONDOMINIUMS Legal Unit: 305
Abbreviated Description: NEW CITY BLK13666
City/Muni/Twp: SAN ANTONIO

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/13/2003 | Loan Amount: | N/A |
| Document #: | BK-PG 10224-1565 | Loan Type: | Unknown |
| TD Due Date: | 09/01/2018 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/13/2003 | Sales Price: | N/A |
| Document #: | BK-PG 10224-1561 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/08/2003 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: THE ROANOKE CONDOMINIUMS Legal Unit: 305 Map Ref: MB3986 PG197
Abbreviated Description: NEW CITY BLK13666
City/Muni/Twp: SAN ANTONIO

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 2 |
| Median Lot Size | SF | Median # of Baths | 2 |
| Median Living Area | 1,283 SF | Median Year Built | 2007 |
| Price Range - 2 Yrs | | Age Range | 5 years to 44 years |
| Median Value | | Median Age | 19 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **7914 ROANOKE RUN**<br>**SAN ANTONIO, TX 78240-5248** | 08/06/2026 | | | 1922 | /3/2 | 2017 | SF | |
| | | APN: 13666-000-0220 Document #: 20260153335<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: THE VILLAS AT ROANOKE CONDOMINIUMS Legal Unit: 22 Abbreviated Description: Subdivision:THE VILLAS AT ROANOKE CONDOMINIUMS Legal Unit:22 City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO | | | | | | | | |
| 2 | 0Mi. | **7930 ROANOKE RUN**<br>**SAN ANTONIO, TX 78240-5210** | 07/07/2026 | | | 1828 | 5/3/2 | 1983 | SF | |
| | | APN: 13666-100-4010 Document #: 20260130745<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential)<br>Legal: Block: 13666 Legal Unit: 401 MapRef: VOL 3986 PG 197 Abbreviated Description: Block:13666 Legal Unit:401 Map Ref:VOL 3986 PG 197City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO | | | | | | | | |
| 3 | .07Mi. | **7914 ROANOKE RUN**<br>**SAN ANTONIO, TX 78240-5248** | 06/15/2026 | | | 1623 | /3/2 | 2017 | SF | |
| | | APN: 13666-000-0210 Document #: 20260114888<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: THE VILLUG AT ROANOKE COIIHNNIUMS Legal Unit: 21 MapRef: VOL 18024 PG 1845 Abbreviated Description: Subdivision:THE VILLUG AT ROANOKE COIIHNNIUMS Legal Unit:21 Map Ref:VOL 18024 PG 1845City/Muni/Twp:SUA ANTINIS City/Muni/Twp: SUA ANTINIS | | | | | | | | |
| 4 | .77Mi. | **8851 OAKLAND RD**<br>**SAN ANTONIO, TX 78240-2063** | 04/21/2026 | | | 1692 | /3/2 | 2021 | SF | |
| | | APN: 14689-100-0240 Document #: 20260073663<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: VILLAMANTA CONDOMINIUMS Legal Unit: 24 MapRef: VOL 20002 PG 843-849 Abbreviated Description: Subdivision:VILLAMANTA CONDOMINIUMS Legal Unit:24 Map Ref:VOL 20002 PG 843-849City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO | | | | | | | | |
| 5 | 1.01Mi. | **6160 ECKHERT RD**<br>**SAN ANTONIO, TX 78240-2638** | 03/04/2026 | | | 1283 | 6/3/3 | 2007 | SF | |
| | | APN: 17234-103-3030 Document #: 20260039799<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: ECKERT PLACE CONDOMINIUMS Legal Unit: 303 MapRef: VOL 12700 PG 2011 Abbreviated Description: Subdivision:ECKERT PLACE CONDOMINIUMS Legal Unit:303 Map Ref:VOL 12700 PG 2011Abbreviated Description:BUILDING 3 City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO | | | | | | | | |
| 6 | .51Mi. | **5322 MEDICAL DR**<br>**SAN ANTONIO, TX 78240-1978** | 09/26/2025 | | | | // | | 198,460 SF | Yes |
| | | APN: 11609-200-0000 Document #: 20250179655<br>Document Type: Price Code:<br>Land Use: Condominium Unit (Residential) | | | | | | | | |

# ICE SiteX Report

**OrderID: 98263455**

Legal: Subdivision: DIAMOND HEAD CONDOMINIUMS PHASE 4 Legal Unit: 203 MapRef: VOL 3143 PG 96 Abbreviated Description: Subdivision:DIAMOND HEAD CONDOMINIUMS PHASE 4 Legal Unit:203 Map Ref:VOL 3143 PG 96City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 7 | .88Mi. | **4803 HAMILTON WOLFE RD**<br>**SAN ANTONIO, TX 78229-4405** | 09/19/2025 | 1000 | // | | 222,157 SF | Pool/ Spa |

APN: 17171-100-0000 Document #: 20250174317
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WOODSIDE CONDOMINIUMS Legal Unit: 113 MapRef: VOL 10 PG 499 Abbreviated Description: Subdivision:WOODSIDE CONDOMINIUMS Legal Unit:113 Map Ref:VOL 10 PG 499Abbreviated Description:BUILDING H City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8 | .44Mi. | **16 CHAPEL HILL CIR**<br>**SAN ANTONIO, TX 78240-3903** | 08/29/2025 | 1409 | 5/2/2 | 1985 | SF | |

APN: 17339-100-0160 Document #: 20250160534
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: NEW CITY BLOCK 17339 WYNNWOOD CONDOMINIUMS Legal Unit: 16 MapRef: VOL 5517 PG 132 Abbreviated Description: Subdivision:NEW CITY BLOCK 17339 WYNNWOOD CONDOMINIUMS Legal Unit:16 Map Ref:VOL 5517 PG 132Abbreviated Description:BUILDING K City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 9 | .44Mi. | **131 CHAPEL HILL CIR**<br>**SAN ANTONIO, TX 78240-3977** | 08/29/2025 | 1098 | 4/2/2 | 2004 | SF | |

APN: 17339-100-1310 Document #: 20250160960
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WYNNWOOD CONDOMINIUMS Legal Unit: 131 MapRef: VOL 5517 PG 132 Abbreviated Description: Subdivision:WYNNWOOD CONDOMINIUMS Legal Unit:131 Map Ref:VOL 5517 PG 132Abbreviated Description:BUILDING T City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 10 | .67Mi. | **7323 SNOWDEN RD #2203-2009**<br>**SAN ANTONIO, TX 78240-4721** | 06/17/2025 | 1106 | 5/2/2 | 2007 | SF | |

APN: 11609-102-2203 Document #: 20250110121
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: NEWCITY BLOCK 11609 SNOWDEN HEIGHTS CONDOMINIUMS Legal Unit: 2203 MapRef: VOL 13318 PG 2421 Abbreviated Description: Subdivision:NEWCITY BLOCK 11609 SNOWDEN HEIGHTS CONDOMINIUMS Legal Unit:2203 Map Ref:VOL 13318 PG 2421City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 11 | 0Mi. | **7930 ROANOKE RUN**<br>**SAN ANTONIO, TX 78240-5212** | 06/13/2025 | 1110 | 4/2/2 | 1983 | SF | |

APN: 13666-100-6030 Document #: 20250107748
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE ROANOKE CONDOMINIUMS Legal Unit: 603 MapRef: VOL 3986 PG 197 Abbreviated Description: Subdivision:THE ROANOKE CONDOMINIUMS Legal Unit:603 Map Ref:VOL 3986 PG 197

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 12 | .72Mi. | **7701 WURZBACH RD**<br>**SAN ANTONIO, TX 78229-4445** | 06/06/2025 | 1159 | 6/2/2 | 1982 | SF | |

APN: 17060-100-1002 Document #: 20250102880
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: 7701 WURZBACH TOWER Legal Unit: 1002 Abbreviated Description: Subdivision:7701 WURZBACH TOWER Legal Unit:1002

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 13 | .99Mi. | **6160 ECKHERT RD**<br>**SAN ANTONIO, TX 78240-2638** | 05/13/2025 | 1283 | /3/3 | 2020 | SF | |

APN: 17234-114-1404 Document #: 20250085798
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Block: 14 Subdivision: ECKHERT PLACE CONDOMINIUMS Legal Unit: 1404 MapRef: VOL 12700 PG 2011 Abbreviated Description: Block:14 Subdivision:ECKHERT PLACE CONDOMINIUMS Legal Unit:1404 Map Ref:VOL 12700 PG 2011City/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.

# ICE SiteX Report

**OrderID: 98263455**

## 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. | **7930 ROANOKE RUN** | **04/13/2012** | $167,380 | $167,380 | 1,083 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **08/13/2007** | $166,090 | $166,090 | 1,110 | 4/1/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **10/16/2006** | $157,700 | $157,700 | 1,110 | 4/1/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **07/21/2005** | $152,000 | $152,000 | 1,083 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **01/21/2025** | $259,280 | $259,280 | 1,828 | 5/3/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **07/26/2005** | $166,560 | $166,560 | 1,113 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **05/19/2004** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **05/11/2004** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **04/28/2004** | $189,260 | $189,260 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **03/22/2004** | $189,260 | $189,260 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **02/26/2004** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **06/04/2024** | $75,000 | $75,000 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **08/28/2003** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **04/30/2024** | $167,380 | $167,380 | 1,083 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **06/05/2003** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |
| 0Mi. | **7930 ROANOKE RUN** | **06/05/2024** | $191,890 | $191,890 | 1,287 | 4/2/2 | 1983 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 72% | Households Occupied by Owners: | 14% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 31.6 years old | Households: | 16,347 |
| Median Household Income: | $44,212 | Households w/Family: | 43% |
| Household Income Per Capita: | $27,394 | Households w/Family Married: | 21% |
| Most Common Education Level: | Some College | Households w/Family Children: | 21% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Northside Independent School District | Students: | 100,208 |
| Number of Schools: | 128 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.83Mi. | **Oak Hills Terrace Elementary School**<br>Number of Students: 392<br>Student-Teacher Ratio: 11.2 | C | Public | EE - 5 |
| 1.95Mi. | **Pat Neff Middle School**<br>Number of Students: 810<br>Student-Teacher Ratio: 12.41 | D+ | Public | 6 - 8 |
| 1.62Mi. | **John Marshall High School**<br>Number of Students: 2,634<br>Student-Teacher Ratio: 15.39 | C+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **7930 ROANOKE RUN, SAN ANTONIO, TX 78240-5208** 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** | 178% | NOTABLY HIGHER |
| **BURGLARY** | 156% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 169% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 164% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 169% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 100% | SIMILAR |
| **MURDER** | 165% | NOTABLY HIGHER |
| **OVERALL** | 161% | 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

**OrderID: 98263455**

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