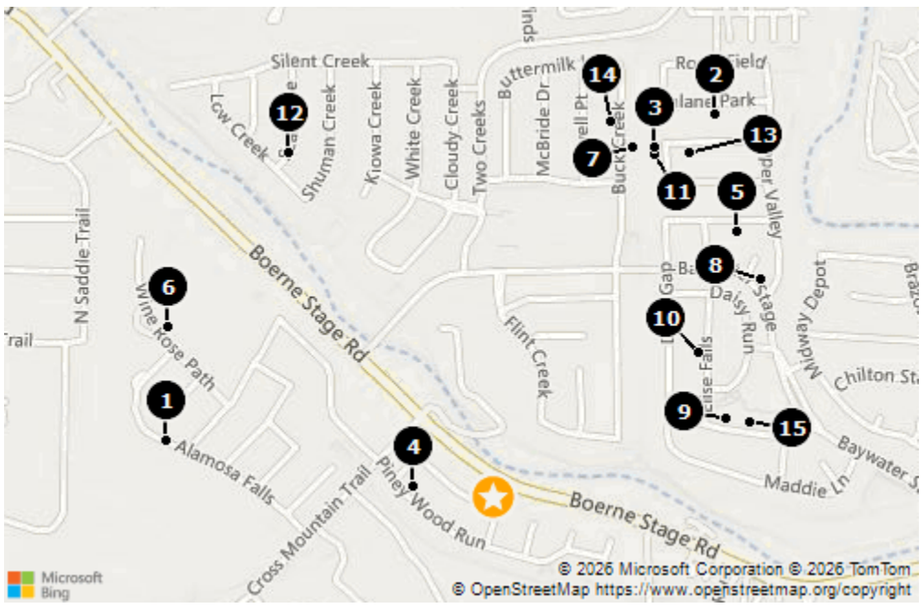
ICE SiteX Report

OrderID: 98444936

SiteX Property Information Report



Subject Property Location

8307 BORDEAUX BAY, SAN ANTONIO, TX 78255-2274

County:	**BEXAR TX**	Census Tract:	480291819.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04712-212-0170	Thomas Bros Pg-Grid:	

Valuation

Value:	**$393,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$349,770 - $436,230	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06 08 09 10 11 56
Assd Land Value:	$85,260	Market Land Value:	$85,260	Tax Year:	2025
Assd Improvement:	$291,330	Market Improvment Value:	$291,330	Total Taxable Value:	$6,841
Total Assessed Value:	$376,590	Total Assessor Market Value:	$376,590	Delinquent Year:	
				Tax Account ID:	1038676
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 12 Subdivision: WALNUT PASS @ BOERNE STG U-1
Abbreviated Description: CB 4712B BLK 12 LOT 17 (WALNUT PASS @ BOERNE STAGE UT-4) PLAT 9566/84-86 FILED 7-29-05

Property Characteristics

Lot Size:	6,965 SF	Bedrooms:	4	Pool:	Pool/Spa
Building Area:	2127 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Combination
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:	06/26/2026	Sales Price:	N/A
Document #:	20260123050 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2024	Sales Price:	$435,000
Document #:	20240014681 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/17/2024	Sales Price:	N/A
Document #:	20240008586 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/12/2024		
Document Type:			
Legal Description:			

Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 4 Map Ref: VOL 9566 PG 84-86

Prior Transfer

Recording Date:	01/12/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS @ BOERNE STG U-1
Abbreviated Description: CB 4712B BLK 12 LOT 17 (WALNUT PASS @ BOERNE STAGE UT-4) PLAT 9566/84-86 FILED 7-29-05

Prior Transfer

Recording Date:	09/12/2022	Sales Price:	$212,000
Document #:	20220220634 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/18/2022	Sales Price:	N/A
Document #:	20220202182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/16/2022		
Document Type:			

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 4 Map Ref: VOL 9566 PG 84-86

Prior Transfer

Recording Date:	05/21/2018	Sales Price:	N/A
Document #:	20180095980 BK-PG 18311-0353	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/18/2018	Sales Price:	N/A
Document #:	20180072506 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/13/2018		
Document Type:			

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE Legal Unit: 4 Map Ref: VOL9566 PG84-86
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	02/17/2017	Sales Price:	N/A
Document #:	20170030645 BK-PG 15191-1579	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2017	Loan Amount:	N/A
Document #:	20170008903 BK-PG 18311-0353	Loan Type:	New Conventional
TD Due Date:	02/01/2032	Type Finance:	

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE Legal Unit: 4
City/Muni/Twp: SAN ANTONIO

Prior Transfer

Recording Date:	11/17/2011	Sales Price:	N/A
Document #:	20110205052 BK-PG 14544-1479	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/24/2011	Loan Amount:	N/A
Document #:	20110189759 BK-PG 15191-1579	Loan Type:	VA
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE Legal Unit: 4

Prior Transfer

Recording Date:	07/09/2010	Sales Price:	N/A
Document #:	20100121754 BK-PG 12342-0218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/01/2010	Loan Amount:	N/A
Document #:	20100117063 BK-PG 14544-1479	Loan Type:	VA
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 4

Prior Transfer

Recording Date:	08/23/2006	Sales Price:	N/A
Document #:	20060202729 BK-PG 12342-0215	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2006		
Document Type:			

Legal Description:
Lot: 17 Block: 12 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 4 Map Ref: MB9566 PG84-86

ICE SiteX Report

OrderID: 98444936

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,669 SF	Median # of Baths	2
Median Living Area	2,332 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	12 years to 22 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**24514 ALAMOSA FLS** **SAN ANTONIO, TX 78255-2098**	08/17/2026			1863	7/3/2	2004	6,447 SF	
		APN: 04712-211-0090 Document #: 20260159616 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 11 Subdivision: WALNUT PASS AT BOERNE STAGE - UNIT 1 MapRef: VOL 9562 PG 78-80 Abbreviated Description: Lot:9 Block:11 Subdivision:WALNUT PASS AT BOERNE STAGE - UNIT 1 Map Ref:VOL 9562 PG 78-80								
2	.62Mi.	**8102 JALANE PARK** **SAN ANTONIO, TX 78255-3316**	08/07/2026			3266	10/3/2	2007	6,600 SF	
		APN: 16390-027-0220 Document #: 20260154095 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 27 Subdivision: STAGE RUN SUBD UT 4 Abbreviated Description: Lot:22 Block:27 Subdivision:STAGE RUN SUBD UT 4								
3	.54Mi.	**25023 COOPER CIR** **SAN ANTONIO, TX 78255-2325**	07/30/2026			2703	7/4/2	2006	6,939 SF	
		APN: 16390-027-0440 Document #: 20260147504 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: 27 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 3 MapRef: VOL 9566 PG 3 Abbreviated Description: Lot:44 Block:27 Subdivision:STAGE RUN SUBDIVISION Legal Unit:3 Map Ref:VOL 9566 PG 3City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
4	.12Mi.	**8355 PINEY WOOD RUN** **SAN ANTONIO, TX 78255-2272**	07/10/2026			1656	6/3/2	2005	6,312 SF	
		APN: 04712-213-0240 Document #: 20260132963 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 13 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 3 MapRef: VOL 9565 PG 102-104 Abbreviated Description: Lot:24 Block:13 Subdivision:WALNUT PASS AT BOERNE STAGE UNIT 3 Map Ref:VOL 9565 PG 102-104								
5	.51Mi.	**8018 COOPER PASS** **SAN ANTONIO, TX 78255-2314**	06/17/2026			2897	7/4/2	2006	6,669 SF	
		APN: 16390-026-0140 Document #: 20260117018 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 26 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 3 MapRef: VOL 9566 PG 3-4 Abbreviated Description: Lot:14 Block:26 Subdivision:STAGE RUN SUBDIVISION Legal Unit:3 Map Ref:VOL 9566 PG 3-4City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
6	.52Mi.	**24614 WINE ROSE PATH** **SAN ANTONIO, TX 78255-2266**	06/09/2026			2360	8/4/2	2005	7,758 SF	
		APN: 04712-209-0690 Document #: 20260111078 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 69 Block: 9 Subdivision: WALNUT PASS AT BOERNE STAGE UNIT 2 MapRef: MF 9563 PG 103-107 Abbreviated Description: Lot:69 Block:9 Subdivision:WALNUT PASS AT BOERNE STAGE UNIT 2 Map Ref:MF 9563 PG 103-107								
7	.53Mi.	**24720 BUCK CRK** **SAN ANTONIO, TX 78255-2414**	05/15/2026			2039	6/3/2	2011	5,850 SF	
		APN: 04712-322-0470 Document #: 20260092843 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: 22 Subdivision: TWO CREEKS UNIT 10 PUD MapRef: VOL 9626 PG 23 Abbreviated Description: Lot:47 Block:22 Subdivision:TWO CREEKS UNIT 10 PUD Map Ref:VOL 9626 PG 23								
8	.49Mi.	**24804 FORUM CIR** **SAN ANTONIO, TX 78255-2311**	05/05/2026			1975	7/3/2	2007	12,911 SF	
		APN: 16390-026-0010 Document #: 20260084777 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 26 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 3 MapRef: VOL 9566 PG 3-4 Abbreviated Description: Lot:1 Block:26 Subdivision:STAGE RUN SUBDIVISION Legal Unit:3 Map Ref:VOL 9566 PG 3-4City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
9	.35Mi.	**8031 JALANE OAKS** **SAN ANTONIO, TX 78255-2282**	04/28/2026			2270	6/3/2	2005	7,800 SF	
		APN: 16390-024-0220 Document #: 20260078927 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 24 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 5 MapRef: VOL 9564 PG 38 Abbreviated Description: Lot:22 Block:24 Subdivision:STAGE RUN SUBDIVISION Legal Unit:5 Map Ref:VOL 9564 PG 38City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
10	.35Mi.	**24503 ELISE FLS** **SAN ANTONIO, TX 78255-2286**	03/24/2026			3521	8/5/3	2006	7,200 SF	
		APN: 16390-022-0070 Document #: 20260052971 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 22 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 6 MapRef: VOL 9564 PG 40 Abbreviated Description: Lot:7 Block:22 Subdivision:STAGE RUN SUBDIVISION Legal Unit:6 Map Ref:VOL 9564 PG 40City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
11	.53Mi.	**25019 COOPER CIR** **SAN ANTONIO, TX 78255-2325**	03/04/2026			1896	7/3/2	2006	6,547 SF	
		APN: 16390-027-0450 Document #: 20260039926 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: 27 Subdivision: STAGE RUN SUBDIVISION Legal Unit: 3 MapRef: VOL 9566 PG 3&4 Abbreviated Description: Lot:45 Block:27 Subdivision:STAGE RUN SUBDIVISION Legal Unit:3 Map Ref:VOL 9566 PG 3&4City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO								
12	.57Mi.	**25007 SEAL CV** **SAN ANTONIO, TX 78255-3542**	03/02/2026			2945	/4/3	2014	7,558 SF	
		APN: 04712-334-0100 Document #: 20260036502 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 34 Subdivision: TWO CREEKS UNIT6A PUD MapRef: VOL 9636 PG 187-188 Abbreviated Description: Lot:10 Block:34 Subdivision:TWO CREEKS UNIT6A PUD Map Ref:VOL 9636 PG 187-188								
13	.56Mi.	**8110 COOPER CORRAL CIR** **SAN ANTONIO, TX 78255-2324**	02/19/2026			2332	6/4/2	2006	6,669 SF	

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APN: 16390-028-0030 Document #: 20260030162
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 28 Subdivision: STAGE RUN SUBDIVISION UNIT 3 MapRef: VOL 9566 PG 3 Abbreviated Description: Lot:3 Block:28 Subdivision:STAGE RUN SUBDIVISION UNIT 3 Map Ref:VOL 9566 PG 3City/Muni/Twp:SAN ANTONIO City/Muni/Twp: SAN ANTONIO

14	.55Mi.	**24735 BUCK CRK** **SAN ANTONIO, TX 78255-2414**	02/13/2026	2622	/4/2	2012	5,788 SF

APN: 04712-325-0240 Document #: 20260027010
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 25 Subdivision: TWO CREEKS UNIT10 PUD MapRef: VOL 9626 PG 23 Abbreviated Description: Lot:24 Block:25 Subdivision:TWO CREEKS UNIT10 PUD Map Ref:VOL 9626 PG 23

15	.38Mi.	**8019 JALANE OAKS** **SAN ANTONIO, TX 78255-2282**	01/22/2026	2244	6/3/2	2005	7,800 SF

APN: 16390-024-0190 Document #: 20260012375
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 24 Subdivision: STAGE RUN SUBDIVISION UNIT 5 MapRef: VOL 9564 PG 38-39 Abbreviated Description: Lot:19 Block:24 Subdivision:STAGE RUN SUBDIVISION UNIT 5 Map Ref:VOL 9564 PG 38-39City/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.	**8307 BORDEAUX BAY**	**01/12/2024**	$376,590	$376,590	2,127	7/4/2	2006	6,965 SF	Pool/ Spa
.01Mi.	**8311 BORDEAUX BAY**	**04/02/2013**	$338,000	$338,000	1,863	7/4/2	2006	7,945 SF	
.01Mi.	**8303 BORDEAUX BAY**	**04/24/2024**	$386,100	$386,100	2,521	7/4/2	2006	6,530 SF	
.02Mi.	**8315 BORDEAUX BAY**	**11/19/2015**	$391,700	$391,700	2,300	6/3/2	2006	8,242 SF	
.03Mi.	**24222 BALCONES GATE**	**07/05/2013**	$465,210	$465,210	3,222	8/4/3	2006	11,238 SF	
.03Mi.	**8319 BORDEAUX BAY**	**07/29/2020**	$395,780	$395,780	2,521	7/3/2	2006	8,420 SF	
.03Mi.	**8306 BORDEAUX BAY**	**12/09/2013**	$457,340	$457,340	3,244	10/5/3	2006	8,268 SF	
.03Mi.	**8310 BORDEAUX BAY**	**07/22/2015**	$437,330	$437,330	2,792	8/4/3	2006	6,826 SF	
.04Mi.	**24218 BALCONES GATE**	**01/31/2012**	$381,740	$381,740	2,362	8/4/2	2006	7,183 SF	
.04Mi.	**8314 BORDEAUX BAY**	**11/12/2016**	$433,000	$433,000	3,233	1/5/3	2006	6,822 SF	
.04Mi.	**24214 BALCONES GATE**	**12/19/2019**	$445,930	$445,930	3,244	10/5/3	2006	6,443 SF	
.04Mi.	**8323 BORDEAUX BAY**	**03/27/2024**	$442,630	$442,630	2,775	7/4/2	2006	8,438 SF	
.04Mi.	**8318 BORDEAUX BAY**	**05/14/2020**	$454,260	$454,260	3,222	8/5/3	2006	6,822 SF	
.05Mi.	**24210 BALCONES GATE**	**03/11/2016**	$336,050	$336,050	1,815	6/3/2	2006	6,556 SF	
.05Mi.	**24219 BRAZOS MOON**	**12/06/2024**	$467,170	$467,170	3,222	8/4/3	2006	9,701 SF	
.05Mi.	**8322 BORDEAUX BAY**	**03/24/2024**	$420,000	$420,000	2,748	7/3/2	2006	6,822 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.0 years old	Households:	5,424
Median Household Income:	$138,848	Households w/Family:	78%
Household Income Per Capita:	$58,414	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

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

ICE SiteX Report

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7.03Mi. **Louis D. Brandeis High School** Number of Students: 2,657 Student-Teacher Ratio: 16.95 Advanced Placement: Yes		A-	Public	9 - 12
5.63Mi. **Dr. Hector P. Garcia Middle School** Number of Students: 1,360 Student-Teacher Ratio: 17.5		A	Public	6 - 8
0.38Mi. **Julia Newton Aue Elementary School** Number of Students: 530 Student-Teacher Ratio: 13.95		A+	Public	EE - 5

Flood Report

The Subject Property of **8307 BORDEAUX BAY, SAN ANTONIO, TX 78255-2274** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	30%	SIGNIFICANTLY LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	41%	SIGNIFICANTLY LOWER

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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