ICE SiteX Report

OrderID: 98722845

SiteX Property Information Report



Subject Property Location

906 WHISPERING WINDS DR, BEASLEY, TX 77417-0270

County:	**FORT BEND TX**	Census Tract:	481576758.002099
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2869-01-003-0070-901	Thomas Bros Pg-Grid:	

Valuation

Value:	**$319,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$283,910 - $354,090	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	S01 G01 D01 CAD
Assd Land Value:	$70,875	Market Land Value:	$70,875	Tax Year:	2026
Assd Improvement:	$244,532	Market Improvment Value:	$244,532	Total Taxable Value:	$5,540
Total Assessed Value:	$315,407	Total Assessor Market Value:	$315,407	Delinquent Year:	
				Tax Account ID:	R553591
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 3 Section: 1 Subdivision: EMBERLY SEC 1 Map Ref: MAP: Z-172
Abbreviated Description: EMBERLY SEC 1, BLOCK 3, LOT 7

Property Characteristics

Lot Size:	5,580 SF	Bedrooms:	4	Pool:	
Building Area:	1872 SF	Baths:	2	Fireplace:	Yes
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

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

Legal Description:
Lot: 7 Block: 3 Section: 1 Subdivision: EMBERLY SEC 1 Map Ref: MAP: Z-172
Abbreviated Description: EMBERLY SEC 1, BLOCK 3, LOT 7

Area Sales Analysis

Total Area Sales	$5,000	Median # of Bedrooms	3
Median Lot Size	5,400 SF	Median # of Baths	2
Median Living Area	1,500 SF	Median Year Built	2025
Price Range - 2 Yrs	to $5,000	Age Range	1 years to 3 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1011 PECAN HARVEST DR BEASLEY, TX 77417-0286**	01/13/2026	$5,000	$2	2326	/4/2	2023	5,793 SF	

APN: 2869-04-001-0250-901 Document #: 2026003444
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 25 Block: 1 Section: 4 Subdivision: EMBERLY Abbreviated Description: Lot:25 Block:1 Section:4 Subdivision:EMBERLY

2	.15Mi.	**10950 TAWNY RIDGE DR** **BEASLEY, TX 77417-**	12/30/2025	1533	/3/2	2024	4,639 SF

APN: 2869-04-005-0060-901 Document #: 2025133685
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 5 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:6 Block:5 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

3	.16Mi.	**10931 TAWNY RIDGE DR** **BEASLEY, TX 77417-**	11/24/2025	2036	/4/2	2025	5,400 SF

APN: 2869-04-006-0160-901 Document #: 2025121166
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:16 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

4	.14Mi.	**950 MOCKINGBIRD PASSAGE DR** **BEASLEY, TX 77417-0250**	11/14/2025	1445	/3/2	2024	4,935 SF

APN: 2869-04-005-0340-901 Document #: 2025118290
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 5 Section: 4 District: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:34 Block:5 Section:4 District:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

5	.1Mi.	**10934 BONFIRE TRL** **BEASLEY, TX 77417-0276**	10/28/2025	1467	/3/2	2023	5,926 SF

APN: 2869-04-008-0170-901 Document #: 2025111756
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 8 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:17 Block:8 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

6	.13Mi.	**10934 TAWNY RIDGE DR** **BEASLEY, TX 77417-**	10/10/2025	2264	/4/2	2024	4,860 SF

APN: 2869-04-005-0100-901 Document #: 2025105554
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 5 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:10 Block:5 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

7	.16Mi.	**703 PLEASANT POINT DR** **BEASLEY, TX 77417-0255**	10/02/2025	2200	/5/3	2025	8,925 SF

APN: 2869-01-001-0080-901 Document #: 2025102252
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Section: 1 Subdivision: EMBERLY MapRef: PL NO 20230082 Abbreviated Description: Lot:8 Block:1 Section:1 Subdivision:EMBERLY Map Ref:PL NO 20230082

8	.09Mi.	**1010 WHISPERING WINDS DR** **BEASLEY, TX 77417-0272**	09/30/2025	1865	/4/2	2024	5,400 SF

APN: 2869-01-002-0180-901 Document #: 2025101152
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 2 Section: 1 Subdivision: EMBERLY MapRef: PL NO 20230082 Abbreviated Description: Lot:18 Block:2 Section:1 Subdivision:EMBERLY Map Ref:PL NO 20230082

9	.17Mi.	**10914 SILVER CANOE DR** **BEASLEY, TX 77417-0293**	09/29/2025	1470	/3/2	2025	5,400 SF

APN: 2869-04-006-0040-901 Document #: 2025099581
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:4 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

10	.18Mi.	**1019 GENTLE NOOK DR** **BEASLEY, TX 77417-0282**	09/29/2025	1470	/3/2	2025	5,598 SF

APN: 2869-04-006-0120-901 Document #: 2025099569
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:12 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

11	.22Mi.	**10939 SILVER CANOE DR** **BEASLEY, TX 77417-0294**	09/25/2025	1500	/3/2	2025	5,715 SF

APN: 2869-04-004-0110-901 Document #: 2025099191
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:11 Block:4 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

12	.19Mi.	**1103 RUSTIC WILLOW DR** **BEASLEY, TX 77417-0292**	09/25/2025	1500	/3/2	2025	5,866 SF

APN: 2869-04-003-0140-901 Document #: 2025099053
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 3 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:14 Block:3 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

13	.15Mi.	**10927 TAWNY RIDGE DR** **BEASLEY, TX 77417-**	09/24/2025	1500	/3/2	2025	5,400 SF

APN: 2869-04-006-0170-901 Document #: 2025098536
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:17 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

14	.14Mi.	**10911 TAWNY RIDGE DR** **BEASLEY, TX 77417-**	09/24/2025	1500	/3/2	2025	5,400 SF

APN: 2869-04-006-0210-901 Document #: 2025098554
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:21 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

15	.17Mi.	**10918 SILVER CANOE DR** **BEASLEY, TX 77417-0293**	09/22/2025	1670	/4/2	2025	5,400 SF

APN: 2869-04-006-0050-901 Document #: 2025097490
Document Type: Price Code:
Land Use: Single Family Residential

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Legal: Lot: 5 Block: 6 Section: 4 Subdivision: EMBERLY MapRef: PL NO 20230083 Abbreviated Description: Lot:5 Block:6 Section:4 Subdivision:EMBERLY Map Ref:PL NO 20230083

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.	**906 WHISPERING WINDS DR**		$315,407	$315,407	1,872	/4/2	2023	5,580 SF	
.01Mi.	**902 WHISPERING WINDS DR**		$233,276	$233,276	1,515	/3/2	2024	5,580 SF	
.02Mi.	**914 WHISPERING WINDS DR**		$280,906	$280,906	1,536	/3/2	2023	5,400 SF	
.02Mi.	**907 PECAN HARVEST DR**		$243,699	$243,699	1,720	/4/2	2023	6,948 SF	
.02Mi.	**810 WHISPERING WINDS DR**		$276,500	$276,500	1,838	/3/2	2024	11,547 SF	
.02Mi.	**911 PECAN HARVEST DR**		$276,552	$276,552	2,326	/4/2	2023	5,310 SF	
.03Mi.	**903 PECAN HARVEST DR**		$349,830	$349,830	2,524	/4/3	2024	8,943 SF	
.03Mi.	**918 WHISPERING WINDS DR**		$279,950	$279,950	1,416	/3/2	2023	5,400 SF	
.03Mi.	**915 PECAN HARVEST DR**		$261,741	$261,741	1,469	/3/2	2024	4,890 SF	
.03Mi.	**907 WHISPERING WINDS DR**		$278,684	$278,684	1,416	/3/2	2023	5,690 SF	
.03Mi.	**806 WHISPERING WINDS DR**		$255,984	$255,984	1,846	/4/2	2024	6,177 SF	
.03Mi.	**911 WHISPERING WINDS DR**		$343,668	$343,668	2,436	/4/2	2023	5,690 SF	
.03Mi.	**903 WHISPERING WINDS DR**		$331,788	$331,788	2,200	/3/2	2024	5,690 SF	
.03Mi.	**922 WHISPERING WINDS DR**		$355,271	$355,271	2,436	/4/2	2023	5,400 SF	
.04Mi.	**919 PECAN HARVEST DR**		$283,426	$283,426	1,795	/4/2	2023	4,890 SF	
.04Mi.	**915 WHISPERING WINDS DR**		$329,751	$329,751	1,989	/4/2	2023	5,690 SF	

Rent vs. Own

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

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 **906 WHISPERING WINDS DR, BEASLEY, TX 77417-0270** 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.

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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

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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