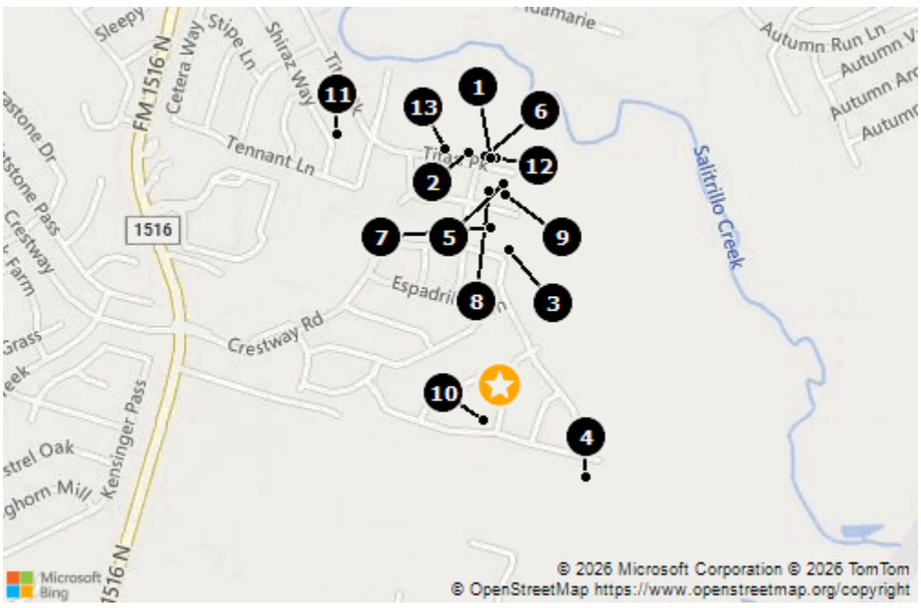
ICE SiteX Report

OrderID: 98722749

SiteX Property Information Report



Subject Property Location

9342 ANISTON BLF, CONVERSE, TX 78109-0029

County:	**BEXAR TX**	Census Tract:	480291316.061018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05190-106-0080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$297,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$258,390 - $335,610	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	06 08 09 10 11 26
Assd Land Value:	$91,820	Market Land Value:	$91,820	Tax Year:	2026
Assd Improvement:	$202,570	Market Improvment Value:	$202,570	Total Taxable Value:	$4,898
Total Assessed Value:	$294,390	Total Assessor Market Value:	$294,390	Delinquent Year:	
				Tax Account ID:	1331478
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: 6 Subdivision: HIGHTOP RIDGE SUBD UT-1
Abbreviated Description: CB 5190A (HIGHTOP RIDGE SUBD UT-1), BLOCK 6 LOT 8 2021-NEW PER PLAT 20001/2292-2296 FILED 7-29-2020. CR-50363. JLF/GIS/11-12-

Property Characteristics

Lot Size:	14,072 SF	Bedrooms:	3	Pool:	
Building Area:	1526 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2025	Sales Price:	$281,681
Document #:	20250021300 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/09/2021	Loan Amount:	N/A
Document #:	20210313310 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			

Lot: 8 Block: 6 Subdivision: HIGHTOP RIDGE UNIT 1

Prior Transfer

Recording Date:	11/04/2021	Sales Price:	$273,038
Document #:	20210308925 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	N/A
Document #:	20200320832 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 12/21/2020
Document Type:
Legal Description:
Lot: 8 Block: 6 Subdivision: HIGHTOP RIDGE UNIT 1 Map Ref: VOL200001 PG2292-229

Prior Transfer

Recording Date:	12/21/2020	Sales Price:	N/A
Document #:	20200320832 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 6 Subdivision: HIGHTOP RIDGE SUBD UT-1
Abbreviated Description: CB 5190A (HIGHTOP RIDGE SUBD UT-1), BLOCK 6 LOT 8 2021-NEW PER PLAT 20001/2292-2296 FILED 7-29-2020. CR-50363. JLF/GIS/11-12-

Area Sales Analysis

Total Area Sales	$215,000	Median # of Bedrooms	4
Median Lot Size	5,211 SF	Median # of Baths	2
Median Living Area	1,973 SF	Median Year Built	2025
Price Range - 2 Yrs	to $215,000	Age Range	1 years to 6 years
Median Value		Median Age	1 years

Comparable Sales Data

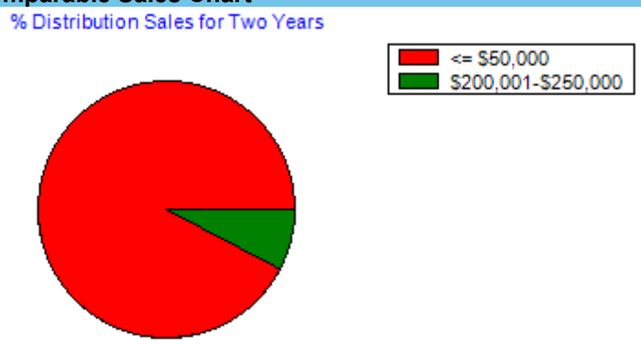
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**6525 TITAN PARK** **CONVERSE, TX 78109-0599**	09/01/2026			2509	/5/3	2025	5,040 SF	
		APN: 05190-125-0150 Document #: 20260170992 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:15 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
2	.33Mi.	**6607 TITAN PARK** **CONVERSE, TX 78109-0600**	08/03/2026			2509	/5/3	2025	5,040 SF	
		APN: 05190-125-0120 Document #: 20260150135 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:12 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
3	.19Mi.	**9527 CRESTWAY RD** **CONVERSE, TX 78109-0559**	07/17/2026			1952	/3/2	2024	5,061 SF	
		APN: 05190-109-0010 Document #: 20260138302 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: HIGHTOP RIDGE UNIT TWO Tract No: 2 Phase No: 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:1 Block:9 Subdivision:HIGHTOP RIDGE UNIT TWO Tract No:2 Phase No:2 Map Ref:VOL 20002 PG 2073								
4	.17Mi.	**9614 NUBUCK BR** **CONVERSE, TX 78109-4525**	07/13/2026			1569	/3/2	2025	5,819 SF	
		APN: 05190-102-0520 Document #: 20260134359 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Block: 2 Subdivision: HIGHTOP RIDGE Legal Unit: 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:52 Block:2 Subdivision:HIGHTOP RIDGE Legal Unit:2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
5	.28Mi.	**6514 TITAN PARK** **CONVERSE, TX 78109-0599**	06/04/2026			1910	/3/2	2025	5,852 SF	
		APN: 05190-109-0270 Document #: 20260107171 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:27 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
6	.32Mi.	**6529 TITAN PARK** **CONVERSE, TX 78109-0599**	05/01/2026			2286	/4/3	2025	5,040 SF	
		APN: 05190-125-0140 Document #: 20260082485 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:14 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
7	.23Mi.	**9414 DASSLER SPGS** **CONVERSE, TX 78109-0568**	04/21/2026			1910	/3/2	2025	5,368 SF	
		APN: 05190-109-0110 Document #: 20260073447 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073-20 Abbreviated Description: Lot:11 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073-20City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
8	.27Mi.	**9407 DASSLER SPGS** **CONVERSE, TX 78109-0568**	03/30/2026			1910	/3/2	2025	5,211 SF	
		APN: 05190-109-0220 Document #: 20260057118 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073-20 Abbreviated Description: Lot:22 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073-20City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
9	.26Mi.	**9419 DASSLER SPGS** **CONVERSE, TX 78109-0568**	03/26/2026			1910	/3/2	2025	5,211 SF	
		APN: 05190-109-0190 Document #: 20260054896 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:19 Block:9 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE								
10	.05Mi.	**9335 NUBUCK BR** **CONVERSE, TX 78109-0019**	03/23/2026			2243	/4/2	2020	7,037 SF	
		APN: 05190-106-0120 Document #: 20260052053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 6 Subdivision: HIGHTOP RIDGE UNIT 1 MapRef: VOL 20001 PG 2292 Abbreviated Description: Lot:12 Block:6 Subdivision:HIGHTOP RIDGE UNIT 1 Map Ref:VOL 20001 PG 2292								

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11	.42Mi.	**6722 SHIRAZ WAY** **CONVERSE, TX 78109-4494**	02/27/2026	$215,000	$108	1973	/4/2	2022	6,379 SF
	APN: 05070-512-0110 Document #: 20260035903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 12 Subdivision: BRIDGEHAVEN -UNIT 2 SUBDIVISION MapRef: VOL 20002 PG 1137 Abbreviated Description: Lot:11 Block:12 Subdivision:BRIDGEHAVEN -UNIT 2 SUBDIVISION Map Ref:VOL 20002 PG 1137City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE							
12	.32Mi.	**6521 TITAN PARK** **CONVERSE, TX 78109-0599**	01/30/2026			2151	/4/3	2025	5,040 SF
	APN: 05190-125-0160 Document #: 20260016721 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:16 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE							
13	.34Mi.	**6623 TITAN PARK** **CONVERSE, TX 78109-0600**	01/02/2026			2151	/4/3	2025	5,040 SF
	APN: 05190-125-0080 Document #: 20260000053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 25 Subdivision: HIGHTOP RIDGE UNIT 2 Tract No: 5190 MapRef: VOL 20002 PG 2073 Abbreviated Description: Lot:8 Block:25 Subdivision:HIGHTOP RIDGE UNIT 2 Tract No:5190 Map Ref:VOL 20002 PG 2073City/Muni/Twp:CONVERSE City/Muni/Twp: CONVERSE							

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.	**9342 ANISTON BLF**	**12/21/2020**	$294,390	$294,390	1,526	/3/2	2020	14,072 SF	
.01Mi.	**9338 ANISTON BLF**	**04/14/2021**	$296,900	$296,900	1,845	/4/2	2020	6,620 SF	
.02Mi.	**9334 ANISTON BLF**	**04/12/2021**	$286,000	$286,000	2,243	/4/2	2020	6,000 SF	
.02Mi.	**6415 THORPE HOLW**	**04/30/2021**	$261,100	$261,100	1,414	/3/2	2020	8,846 SF	
.03Mi.	**6430 THORPE HOLW**	**08/27/2021**	$262,160	$262,160	1,526	/3/2	2021	5,656 SF	
.03Mi.	**6426 THORPE HOLW**	**08/20/2021**	$245,790	$245,790	1,414	/3/2	2021	5,580 SF	
.03Mi.	**6434 THORPE HOLW**	**10/15/2021**	$358,380	$358,380	2,544	/5/2	2021	8,760 SF	
.03Mi.	**9330 ANISTON BLF**	**04/23/2021**	$341,130	$341,130	2,544	/5/2	2020	6,000 SF	
.03Mi.	**6422 THORPE HOLW**	**04/29/2021**	$304,840	$304,840	2,243	/4/2	2020	5,505 SF	
.04Mi.	**9347 ANISTON BLF**	**02/28/2022**	$326,000	$326,000	2,544	/5/2	2021	6,503 SF	
.04Mi.	**9351 ANISTON BLF**	**12/27/2021**	$260,000	$260,000	1,526	/3/2	2021	7,724 SF	
.04Mi.	**6411 THORPE HOLW**	**05/31/2022**	$300,000	$300,000	1,845	/4/2	2020	10,012 SF	
.04Mi.	**9343 ANISTON BLF**	**11/03/2021**	$310,960	$310,960	2,243	/4/2	2021	5,963 SF	
.04Mi.	**6418 THORPE HOLW**	**03/31/2021**	$258,420	$258,420	1,526	/3/2	2020	5,429 SF	
.04Mi.	**6503 THORPE HOLW**	**09/24/2021**	$262,270	$262,270	1,414	/3/2	2021	8,610 SF	
.04Mi.	**9339 ANISTON BLF**	**09/17/2021**	$263,650	$263,650	1,526	/3/2	2021	5,875 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	33.6 years old	Households:	17,578
Median Household Income:	$82,434	Households w/Family:	71%
Household Income Per Capita:	$32,687	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Judson Independent School District	Students:	23,539
Number of Schools:	36	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.42Mi. **Judson High School** Number of Students: 2,498 Student-Teacher Ratio: 14.8 Advanced Placement: Yes		D-	Public	9 - 12
1.57Mi. **Judson Middle School** Number of Students: 1,189 Student-Teacher Ratio: 14.64		D+	Public	6 - 8
0.42Mi. **Converse Elementary School** Number of Students: 577 Student-Teacher Ratio: 16.05		D-	Public	PK - 5

Flood Report

The Subject Property of **9342 ANISTON BLF, CONVERSE, TX 78109-0029** 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	82%	LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	83%	LOWER
OVERALL	67%	NOTABLY 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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