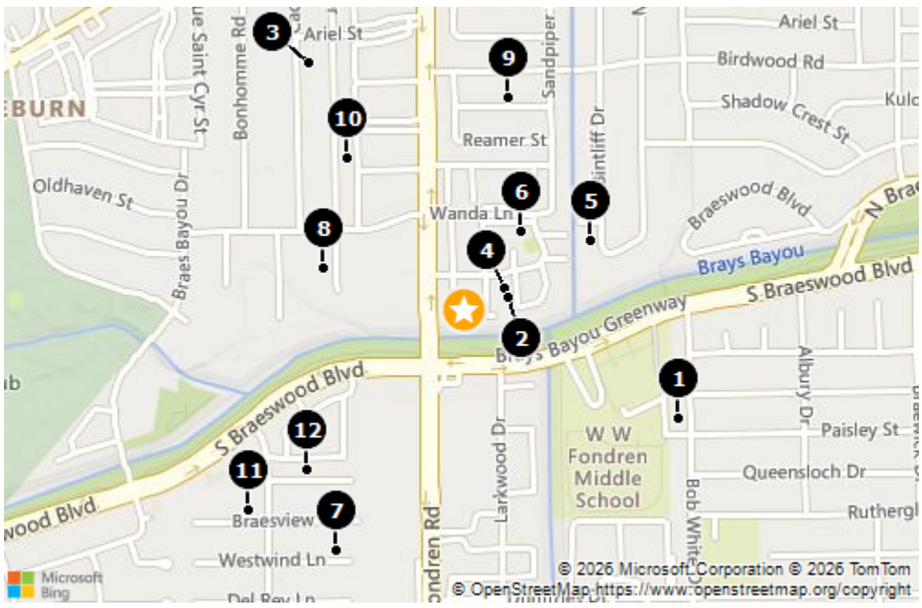
ICE SiteX Report

OrderID: 98722483

SiteX Property Information Report



Subject Property Location

9427 FONDREN RD, HOUSTON, TX 77074-6849

County:	**HARRIS TX**	Census Tract:	482014226.011002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1072260010012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$147,740 - $208,260	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001 041 042 043
Assd Land Value:	$35,064	Market Land Value:	$35,064	Tax Year:	2026
Assd Improvement:	$149,045	Market Improvment Value:	$149,045	Total Taxable Value:	$2,083
Total Assessed Value:	$184,109	Total Assessor Market Value:	$184,109	Delinquent Year:	
				Tax Account ID:	107-226-001-0012
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 District: 061 Subdivision: FONDREN PLACE T/H (PUD) Map Ref: MAP 5053B
Abbreviated Description: LT 12 BLDG 2 FONDREN PLACE T/H (PUD)
City/Muni/Twp: CITY OF HOUSTON

Property Characteristics

Lot Size:	1,882 SF	Bedrooms:	3	Pool:	
Building Area:	2016 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/18/2016	Loan Amount:	N/A
Document #:	20160312218 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Subdivision: FONDREN PLACE TOWNHOMES

Prior Transfer

Recording Date:	07/18/2016	Sales Price:	N/A
Document #:	20160312217 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2016		
Document Type:			

Legal Description:
Subdivision: FONDREN PLACE TOWNHOMES Map Ref: MB230 PG55
Abbreviated Description: BLDG: 2
City/Muni/Twp: HOUSTON8Y

Prior Transfer

Recording Date:	02/02/2011	Sales Price:	N/A
Document #:	20110045857 BK-PG 07594-0134	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/25/2011		
Document Type:			

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Legal Description:
Subdivision: FONDREN PLACE TOWNHOMES Map Ref: MAP230 PG55
Abbreviated Description: BLDG 2

Prior Transfer

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

Legal Description:
Lot: 12 District: 061 Subdivision: FONDREN PLACE T/H (PUD) Map Ref: MAP 5053B
Abbreviated Description: LT 12 BLDG 2 FONDREN PLACE T/H (PUD)
City/Muni/Twp: CITY OF HOUSTON

Area Sales Analysis

Total Area Sales	$210,000	Median # of Bedrooms	3
Median Lot Size	8,398 SF	Median # of Baths	2
Median Living Area	1,942 SF	Median Year Built	1967
Price Range - 2 Yrs	to $210,000	Age Range	49 years to 71 years
Median Value		Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**9610 BOB WHITE DR** **HOUSTON, TX 77096-3710**	10/16/2026	$210,000	$105	1992	7/3/2	1965	8,472 SF	
		APN: 0972260000002 Document #: 2026-419011 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 42 Section: 8 Subdivision: MAPLEWOOD SOUTH MapRef: VOL 116 PG 45 Abbreviated Description: Lot:2 Block:42 Section:8 Subdivision:MAPLEWOOD SOUTH Map Ref:VOL 116 PG 45								
2	.07Mi.	**9509 FONDREN RD** **HOUSTON, TX 77074-6827**	10/09/2026			1500	5/2/2	1977	1,337 SF	
		APN: 1072330010006 Document #: 2026-410214 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: FONDREN PLACE TOWNHOMES Tract No: 9 MapRef: VOL 230 PG 55 Abbreviated Description: Subdivision:FONDREN PLACE TOWNHOMES Tract No:9 Map Ref:VOL 230 PG 55								
3	.41Mi.	**8907 CADAWAC RD** **HOUSTON, TX 77074-6705**	09/16/2026			1951	7/3/1	1961	9,540 SF	
		APN: 0740100030071 Document #: 2026-376093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 71 Block: 3 Section: 2 Subdivision: BONHAM ACRES MapRef: VOL 40 PG 12 Abbreviated Description: Lot:71 Block:3 Section:2 Subdivision:BONHAM ACRES Map Ref:VOL 40 PG 12								
4	.05Mi.	**9481 FONDREN RD** **HOUSTON, TX 77074-6853**	08/24/2026			1404	5/2/2	1977	1,337 SF	
		APN: 1072320010004 Document #: 2026-343199 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: FORDREN PLACE TPWNHOMES MapRef: VOL 230 PG 55 Abbreviated Description: Subdivision:FORDREN PLACE TPWNHOMES Map Ref:VOL 230 PG 55Abbreviated Description:J R BLACK SURVEY ABSTRACT 134 City/Muni/Twp:HOUSTON City/Muni/Twp: HOUSTON								
5	.2Mi.	**9306 BINTLIFF DR** **HOUSTON, TX 77074-7320**	07/20/2026			1804	6/3/2	1958	8,451 SF	
		APN: 0844240000018 Document #: 2026-291175 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 10 Subdivision: BRAES TIMBERS MapRef: VOL 49 PG 41 Abbreviated Description: Lot:18 Block:10 Subdivision:BRAES TIMBERS Map Ref:VOL 49 PG 41								
6	.14Mi.	**6517 WANDA LN** **HOUSTON, TX 77074-6821**	05/08/2026			2016	6/3/2	1977	1,468 SF	
		APN: 1072380020008 Document #: 2026-180821 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: FONDREN PLACE TOWNHOMES PUD MapRef: VOL 230 PG 55 Abbreviated Description: Lot:8 Subdivision:FONDREN PLACE TOWNHOMES PUD Map Ref:VOL 230 PG 55Abbreviated Description:BUILDING 14; J R BLACK SURVEY ABSTRACT NO 134								
7	.38Mi.	**7610 WESTWIND LN** **HOUSTON, TX 77071-1421**	05/01/2026			2373	8/4/2	1971	8,398 SF	
		APN: 1010240000015 Document #: 2026-169566 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: MAPLEWOOD WEST MapRef: VOL 157 PG 79 Abbreviated Description: Lot:15 Block:3 Subdivision:MAPLEWOOD WEST Map Ref:VOL 157 PG 79								
8	.21Mi.	**9314 LUGARY DR** **HOUSTON, TX 77074-6610**	03/24/2026			1932	6/3/2	1960	10,777 SF	
		APN: 0833460000043 Document #: 2026-110134 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: 3 Subdivision: JR BLACK BONHAM ACRES SEC 3 MapRef: MF 46 PG 57 Abbreviated Description: Lot:43 Block:3 Subdivision:JR BLACK BONHAM ACRES SEC 3 Map Ref:MF 46 PG 57								
9	.31Mi.	**6526 SHADOW CREST ST** **HOUSTON, TX 77074-6818**	11/03/2025			1245	5/3/1	1958	6,499 SF	
		APN: 0823180000015 Document #: 2025-436351 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 7 Subdivision: LARKWOOD SEC 1 Abbreviated Description: Lot:15 Block:7 Subdivision:LARKWOOD SEC 1								
10	.27Mi.	**9109 LUGARY DR** **HOUSTON, TX 77074-6605**	10/22/2025			1180	6/3/1	1955	8,024 SF	
		APN: 0833450000025 Document #: 2025-419927 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Subdivision: BONHAM ACRES SECTION 3 MapRef: VOL 46 PG 57 Abbreviated Description: Lot:25 Block:2 Subdivision:BONHAM ACRES SECTION 3 Map Ref:VOL 46 PG 57								
11	.41Mi.	**7706 BRAESVIEW LN** **HOUSTON, TX 77071-1410**	09/22/2025			2355	8/3/2	1969	8,398 SF	Yes

ICE SiteX Report

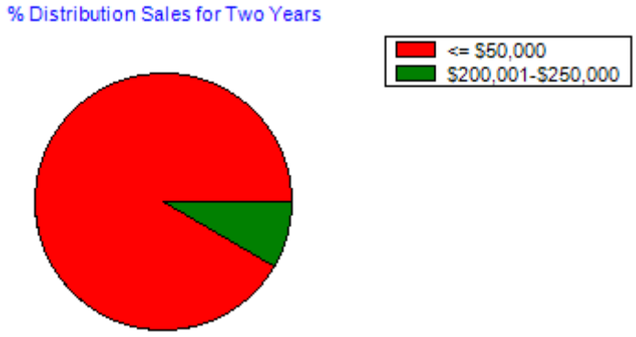
OrderID: 98722483

APN: 1010220000002 Document #: 2025-375377
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: MAPLEWOOD WEST MapRef: VOL 157 PG 79 Abbreviated Description: Lot:2 Block:1 Subdivision:MAPLEWOOD WEST Map Ref:VOL 157 PG 79

12	.32Mi.	**7622 BRAESGLEN DR** **HOUSTON, TX 77071-1407**	07/25/2025	2378	8/4/2	1971	8,398 SF

APN: 1010230000004 Document #: 2025-289837
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: MAPLEWOOD WEST MapRef: VOL 157 PG 79 Abbreviated Description: Lot:4 Block:2 Subdivision:MAPLEWOOD WEST Map Ref:VOL 157 PG 79

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.	**9427 FONDREN RD**		$184,109	$184,109	2,016	6/3/2	1977	1,882 SF	
0Mi.	**9429 FONDREN RD**		$198,255	$198,255	2,208	6/3/2	1977	1,742 SF	
0Mi.	**9425 FONDREN RD**		$198,915	$198,915	2,208	6/3/2	1977	2,039 SF	
.01Mi.	**9431 FONDREN RD**		$140,129	$140,129	1,404	5/2/2	1977	1,416 SF	
.01Mi.	**9433 FONDREN RD**		$142,000	$142,000	1,500	5/2/2	1977	1,420 SF	
.02Mi.	**9435 FONDREN RD**		$167,091	$167,091	2,208	6/3/2	1977	1,742 SF	
.02Mi.	**9473 FONDREN RD**		$148,693	$148,693	1,404	5/2/2	1977	1,342 SF	
.02Mi.	**9471 FONDREN RD**		$183,709	$183,709	2,016	6/3/2	1977	1,703 SF	
.02Mi.	**9469 FONDREN RD**		$148,956	$148,956	1,410	5/2/2	1977	1,276 SF	
.02Mi.	**9437 FONDREN RD**		$154,557	$154,557	1,518	5/2/2	1977	1,420 SF	
.02Mi.	**9467 FONDREN RD**		$145,973	$145,973	1,404	5/2/2	1977	1,272 SF	
.02Mi.	**9465 FONDREN RD**		$152,879	$152,879	1,500	5/2/2	1977	1,281 SF	
.02Mi.	**9439 FONDREN RD**		$148,905	$148,905	1,404	5/2/2	1977	1,416 SF	
.02Mi.	**9463 FONDREN RD**		$150,007	$150,007	1,404	5/2/2	1977	1,272 SF	
.03Mi.	**9441 FONDREN RD**		$153,698	$153,698	1,500	5/2/2	1977	1,429 SF	
.03Mi.	**9461 FONDREN RD**		$154,402	$154,402	1,500	5/2/2	1977	1,281 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	28%

Demographics & Income

Median Age:	34.0 years old	Households:	14,144
Median Household Income:	$46,220	Households w/Family:	68%
Household Income Per Capita:	$20,630	Households w/Family Married:	33%
Most Common Education Level:	Some High School	Households w/Family Children:	40%

School District

School District Zone:	Houston Independent School District	Students:	176,727
Number of Schools:	274	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.56Mi.	**McNamara Elementary School** Number of Students: 916 Student-Teacher Ratio: 17.29	C+	Public	EE - 5
0.80Mi.	**Sugar Grove Academy** Number of Students: 777 Student-Teacher Ratio: 15.54	D-	Public	6 - 8

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0.74Mi. **Sharpstown High School** F Public 9 - 12
Number of Students: 1,689
Student-Teacher Ratio: 15.91
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	94%	SIMILAR
OVERALL	97%	SIMILAR

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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