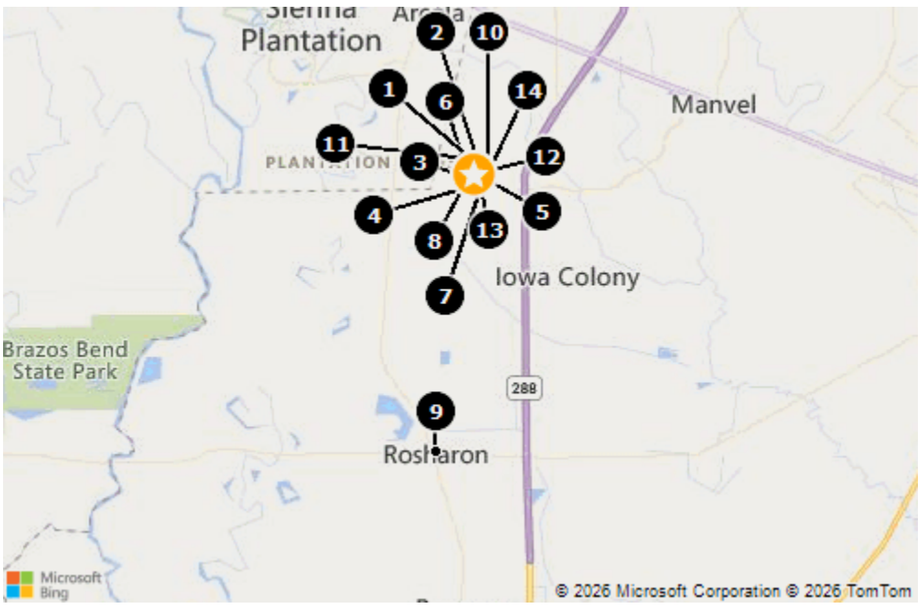
ICE SiteX Report

OrderID: 97842002

SiteX Property Information Report



Subject Property Location

9434 EMERALD GREEN DR, ROSHARON, TX 77583-1116

County:	**BRAZORIA TX**	Census Tract:	480396619.021067
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7791-1212-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$244,720 - $287,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CIC EM3 GBC M31
Assd Land Value:	$61,080	Market Land Value:	$61,080	Tax Year:	2024
Assd Improvement:	$219,490	Market Improvment Value:	$219,490	Total Taxable Value:	$7,076
Total Assessed Value:	$280,570	Total Assessor Market Value:	$280,570	Delinquent Year:	
				Tax Account ID:	R649127
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 2 Section: 12A Subdivision: STERLING LAKES AT IOWA COLONY SEC 12A

Abbreviated Description:	STERLING LAKES AT IOWA COLONY SEC 12A (A0289 HT&B) BLK 2 LOT 2
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	6,290 SF	Bedrooms:		Pool:	
Building Area:	2087 SF	Baths:	1	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	N/A
Document #:	2026023101 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2023	Sales Price:	$189,150
Document #:	2023005620 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/31/2023	Sales Price:	N/A
Document #:	2023004398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/25/2023		
Document Type:			

Legal Description:

Lot: 2 Block: 2 Subdivision: STERLING LAKES AT IOWA COLONY SEC 12A Map Ref: DOC 2013029343
City/Muni/Twp: IOWA COLONY

ICE SiteX Report

OrderID: 97842002

Prior Transfer

Recording Date:	01/25/2023	Sales Price:	N/A
Document #:	BK-PG 2023 -4398	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 2 Section: 12A Subdivision: STERLING LAKES AT IOWA COLONY SEC 12A
Abbreviated Description: STERLING LAKES AT IOWA COLONY SEC 12A (A0289 HT&B) BLK 2 LOT 2
City/Muni/Twp: IOWA COLONY

Prior Transfer

Recording Date:	09/01/2016	Sales Price:	N/A
Document #:	2016042628 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/12/2016	Sales Price:	N/A
Document #:	2016032437 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/11/2016		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Section: 12A Subdivision: FINAL PLAT STERLING LAKES AT LOWA COLONY Map Ref: FILE2013029343

Prior Transfer

Recording Date:	06/11/2014	Sales Price:	N/A
Document #:	2014023455 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/09/2014		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Section: 12A Subdivision: STERLING LAKES AT IOWA Map Ref: FILM2013029343

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,837 SF	Median # of Baths	1
Median Living Area	1,983 SF	Median Year Built	2014
Price Range - 2 Yrs		Age Range	6 years to 18 years
Median Value		Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1916 ACKLEN RUN DR** **ROSHARON, TX 77583-2901**	06/02/2026			1514	//4	2020	5,040 SF	
		APN: 7791-1303-002 Document #: 2026026732 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: STERLING LAKES AT IOWA COLONY SEC 13 MapRef: FILE 2019001428 Abbreviated Description: Lot:2 Block:3 Subdivision:STERLING LAKES AT IOWA COLONY SEC 13 Map Ref:FILE 2019001428								
2	.31Mi.	**9222 MELMACK DR** **ROSHARON, TX 77583-2914**	04/24/2026			1642	//1	2020	6,835 SF	
		APN: 7791-1305-030 Document #: 2026019596 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 5 Section: 13 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2019001428 Abbreviated Description: Lot:30 Block:5 Section:13 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2019001428								
3	.21Mi.	**1802 OPAL PEACH DR** **ROSHARON, TX 77583-2589**	04/15/2026			1393	//1	2014	8,956 SF	
		APN: 7791-1221-006 Document #: 2026017792 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: STERLING LAKES AT IOWA COLONY SEC 12B MapRef: FILM 2013060392 Abbreviated Description: Lot:6 Block:1 Subdivision:STERLING LAKES AT IOWA COLONY SEC 12B Map Ref:FILM 2013060392								
4	.2Mi.	**9811 CLEAR DIAMOND DR** **ROSHARON, TX 77583-1069**	12/30/2025			2851	//1	2015	7,200 SF	
		APN: 7791-0102-020 Document #: 2025062616 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Section: 10 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2025022874 Abbreviated Description: Lot:20 Block:2 Section:10 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2025022874								
5	.16Mi.	**9643 CLEAR DIAMOND DR** **ROSHARON, TX 77583-1059**	12/04/2025			2765	//3	2015	9,609 SF	
		APN: 7791-0101-001 Document #: 2025058437 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: 10 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2014042127 Abbreviated Description: Lot:1 Block:1 Section:10 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2014042127								
6	.19Mi.	**9415 RUBY MIST DR** **ROSHARON, TX 77583-2588**	10/22/2025			1596	//1	2014	4,948 SF	
		APN: 7791-1223-009 Document #: 2025051229 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Subdivision: STERLING LAKES AT IOWA COLONY SECTION 12B MapRef: FM 2013060392 Abbreviated Description: Lot:9 Block:3 Subdivision:STERLING LAKES AT IOWA COLONY SECTION 12B Map Ref:FM 2013060392								
7	.35Mi.	**2110 STERLING OAKS DR** **ROSHARON, TX 77583-2511**	10/07/2025			2160	//3	2008	5,436 SF	
		APN: 7791-2001-042 Document #: 2025048632 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 1 Subdivision: STERLING LAKES AT IOWA COLONY SECTION 2 MapRef: FILE 2007014717 Abbreviated Description: Lot:42 Block:1 Subdivision:STERLING LAKES AT IOWA COLONY SECTION 2 Map Ref:FILE 2007014717								
8	.11Mi.	**9426 AMETHYST GLEN DR** **ROSHARON, TX 77583-2584**	10/03/2025			2087	//1	2014	4,948 SF	

ICE SiteX Report

OrderID: 97842002

APN: 7791-1223-034 Document #: 2025048166
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 3 Subdivision: STERLING LAKES AT IOWA COLONY SEC 12B MapRef: MF 2013060392 Abbreviated Description: Lot:34 Block:3 Subdivision:STERLING LAKES AT IOWA COLONY SEC 12B Map Ref:MF 2013060392

9	.28Mi.	**9915 BEZELED CIRCLE LN** **ROSHARON, TX 77583-1057**	08/07/2025	2877	//3	2017	7,680 SF

APN: 7791-0112-039 Document #: 2025037640
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 2 Section: 11 Subdivision: STERLING LAKES AT LOWA COLONY MapRef: FILE 2014042119 Abbreviated Description: Lot:39 Block:2 Section:11 Subdivision:STERLING LAKES AT LOWA COLONY Map Ref:FILE 2014042119

10	.32Mi.	**2211 GOLDEN TOPAZ DR** **ROSHARON, TX 77583-6921**	08/06/2025	1373	//1	2011	6,486 SF

APN: 7791-9001-045 Document #: 2025037540
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: 1 Section: 9 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007046869 Abbreviated Description: Lot:45 Block:1 Section:9 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007046869

11	.34Mi.	**9211 MELMACK DR** **ROSHARON, TX 77583-2915**	07/16/2025	1556	//4	2020	6,212 SF

APN: 7791-1304-002 Document #: 2025033586
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Section: 13 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2019001428 Abbreviated Description: Lot:2 Block:4 Section:13 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2019001428

12	.07Mi.	**9435 AMETHYST GLEN DR** **ROSHARON, TX 77583-2585**	07/03/2025	2616	//1	2014	5,049 SF

APN: 7791-1222-010 Document #: 2025031719
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: STERLING LAKES AT IOWA COLONY SEC 12B MapRef: FM 2013060392 Abbreviated Description: Lot:10 Block:2 Subdivision:STERLING LAKES AT IOWA COLONY SEC 12B Map Ref:FM 2013060392

13	.33Mi.	**9927 PEARL CREEK LN** **ROSHARON, TX 77583-2508**	07/02/2025	1879	//1	2012	5,223 SF

APN: 7791-2002-037 Document #: 2025031383
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 2 Section: 2 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: DOC 200714717 Abbreviated Description: Lot:37 Block:2 Section:2 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:DOC 200714717

14	.35Mi.	**2114 STERLING OAKS DR** **ROSHARON, TX 77583-2511**	07/01/2025	2513	//3	2017	5,462 SF

APN: 7791-2001-043 Document #: 2025030926
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 1 Section: 2 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007014717 Abbreviated Description: Lot:43 Block:1 Section:2 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007014717

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: 97842002

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.	**9434 EMERALD GREEN DR**	**01/25/2023**	$280,570	$280,570	2,087	//1	2014	6,290 SF	
.01Mi.	**9430 EMERALD GREEN DR**	**09/30/2021**	$236,000	$236,000	1,596	//1	2014	6,090 SF	
.02Mi.	**9426 EMERALD GREEN DR**	**10/07/2022**	$229,910	$229,910	1,373	//1	2014	5,393 SF	
.02Mi.	**9435 SAPPHIRE CREEK LN**	**04/22/2021**	$249,630	$249,630	1,596	//1	2014	5,245 SF	
.02Mi.	**9439 SAPPHIRE CREEK LN**	**06/20/2014**	$246,180	$246,180	1,659	//1	2014	6,717 SF	
.02Mi.	**9431 SAPPHIRE CREEK LN**	**05/31/2017**	$316,820	$316,820	2,616	//1	2014	5,223 SF	
.02Mi.	**9443 SAPPHIRE CREEK LN**	**12/20/2022**	$322,750	$322,750	2,616	//1	2014	6,673 SF	
.03Mi.	**9427 SAPPHIRE CREEK LN**	**05/20/2014**	$219,360	$219,360	1,393	//1	2014	5,223 SF	
.03Mi.	**9435 EMERALD GREEN DR**	**08/09/2019**	$230,890	$230,890	1,373	//1	2014	5,589 SF	
.03Mi.	**9431 EMERALD GREEN DR**	**04/05/2019**	$235,790	$235,790	1,393	//1	2014	6,247 SF	
.04Mi.	**9423 SAPPHIRE CREEK LN**	**05/19/2014**	$249,540	$249,540	1,596	//1	2014	5,223 SF	
.04Mi.	**9427 EMERALD GREEN DR**	**09/13/2014**	$239,220	$239,220	1,659	//1	2014	5,062 SF	
.04Mi.	**9418 EMERALD GREEN DR**	**08/29/2014**	$269,000	$269,000	2,087	//1	2014	5,388 SF	
.04Mi.	**9423 EMERALD GREEN DR**	**09/08/2023**	$295,310	$295,310	2,616	//1	2014	5,062 SF	
.04Mi.	**9419 SAPPHIRE CREEK LN**	**10/31/2014**	$229,040	$229,040	1,373	//1	2014	5,223 SF	
.05Mi.	**9414 EMERALD GREEN DR**	**05/01/2025**	$229,900	$229,900	1,373	//1	2014	5,388 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	35.9 years old	Households:	13,880
Median Household Income:	$105,879	Households w/Family:	79%
Household Income Per Capita:	$41,288	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Alvin Independent School District	Students:	30,038
Number of Schools:	37	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.24Mi.	**Manvel High School** Number of Students: 2,238 Student-Teacher Ratio: 15.42 Advanced Placement: Yes	B	Public	9 - 12
10.54Mi.	**Fairview Junior High School** Number of Students: 644 Student-Teacher Ratio: 13.55	A	Public	6 - 8
9.72Mi.	**Nolan Ryan Junior High School** Number of Students: 777 Student-Teacher Ratio: 16.25	A	Public	6 - 8
4.67Mi.	**Rodeo Palms Junior High School** Number of Students: 842 Student-Teacher Ratio: 16.25	B	Public	6 - 8
5.09Mi.	**Don Jeter Elementary School** Number of Students: 800 Student-Teacher Ratio: 15.35	B-	Public	PK - 5

Flood Report

The Subject Property of **9434 EMERALD GREEN DR, ROSHARON, TX 77583-1116** 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	71%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	75%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 97842002

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.