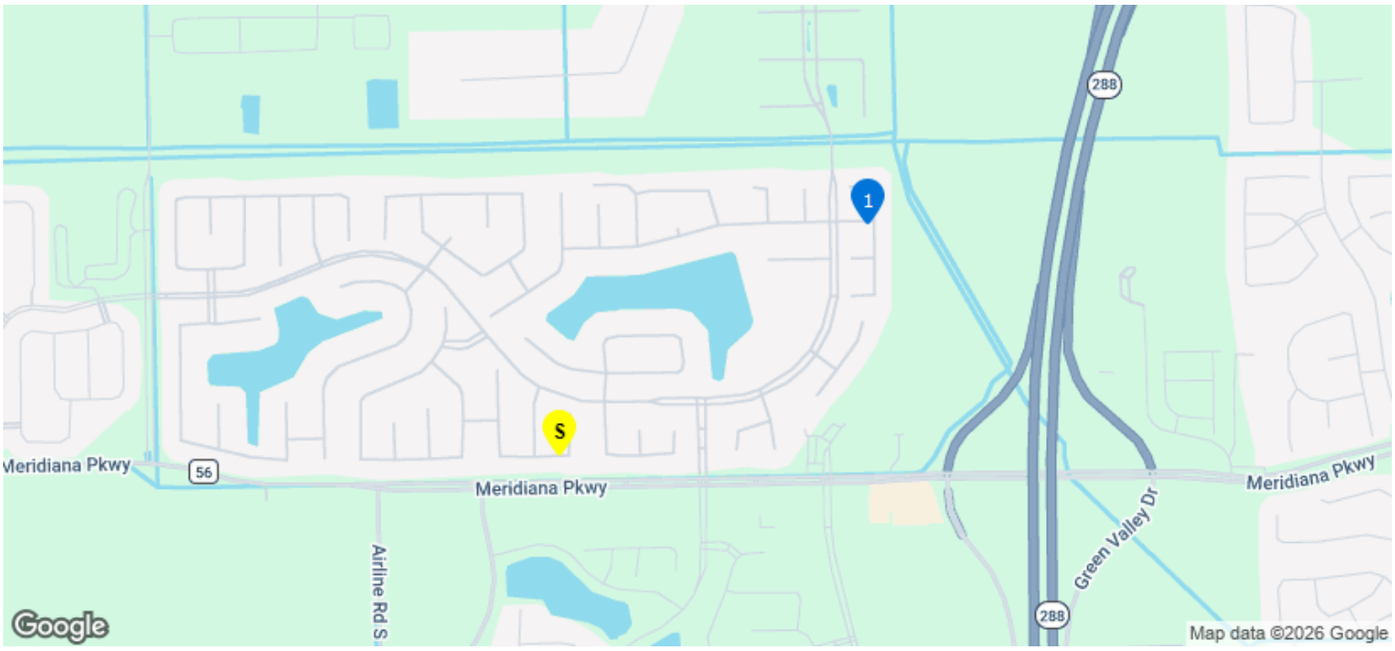
ICE SiteX Report

OrderID: 98751650

SiteX Property Information Report



Subject Property Location

9911 GARNET FALLS DR, ROSHARON, TX 77583-2477

County:	**BRAZORIA TX**	Census Tract:	6619.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7791-1002-031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	18	Common Confidence Score:	46
Value Range:	$200,900 - $289,100	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CIC EM3 GBC M31
Assd Land Value:	$55,200	Market Land Value:	$55,200	Tax Year:	2025
Assd Improvement:	$158,800	Market Improvment Value:	$158,800	Total Taxable Value:	$3,246
Total Assessed Value:	$214,000	Total Assessor Market Value:	$214,000	Delinquent Year:	
				Tax Account ID:	R596799
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31 Block: 2 Section: 1 Subdivision: STERLING LAKES AT IOWA COLONY SEC 1

Abbreviated Description:	STERLING LAKES AT IOWA COLONY SEC 1 (A0289 HT&B) BLK 2 LOT 31
City/Muni/Twp:	IOWA COLONY

Property Characteristics

Lot Size:	6,900 SF	Bedrooms:		Pool:	
Building Area:	1373 SF	Baths:	1	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/10/2022	Loan Amount:	N/A
Document #:	2022028261 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/05/2022		
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Block: 2 Section: 1 Subdivision: STERLING LAKES AT LOWA COLONY Map Ref: 0
City/Muni/Twp: ROSI IARON

Prior Transfer

Recording Date:	01/08/2020	Sales Price:	$139,693
Document #:	2020001166 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/20/2013	Loan Amount:	N/A
Document #:	2013008187 BK-PG -	Loan Type:	Conventional
Contract Date:	02/15/2013		
TD Due Date:	03/01/2043	Type Finance:	

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Legal Description:
Block: 2 Section: 1 Subdivision: STERLING LAKES AT IOWA COLONY Map Ref: DOC2007014711

Prior Transfer

Recording Date:	02/20/2013	Sales Price:	N/A
Document #:	2013008186 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/15/2013		
Document Type:	Deed		

Legal Description:
Block: 2 Section: 1 Subdivision: STERLING LAKES AT IOWA COLONY Map Ref: DOC2007014711

Prior Transfer

Recording Date:	02/15/2013	Sales Price:	N/A
Document #:	BK-PG 13-8186	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 2 Section: 1 Subdivision: STERLING LAKES AT IOWA COLONY SEC 1
Abbreviated Description: STERLING LAKES AT IOWA COLONY SEC 1 (A0289 HT&B) BLK 2 LOT 31
City/Muni/Twp: IOWA COLONY

Area Sales Analysis

Total Area Sales	$230,000	Median # of Bedrooms	
Median Lot Size	5,510 SF	Median # of Baths	1
Median Living Area	1,591 SF	Median Year Built	2012
Price Range - 2 Yrs	$230,000 to $230,000	Age Range	14 years to 14 years
Median Value	$230,000	Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**9914 GARNET FALLS DR** **ROSHARON, TX 77583-2476**	08/19/2026			2121	//1	2012	7,915 SF	
		APN: 7791-1001-019 Document #: 2026041033 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Section: 12B Subdivision: STERLING LAKES AT IOWA COLONY MapRef: MF 2013060392 Abbreviated Description: Lot:6 Block:3 Section:12B Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:MF 2013060392								
2	.16Mi.	**2401 SEQUOIA GROVE DR** **ROSHARON, TX 77583-2980**	05/04/2026			2433	//5	2022	10,036 SF	
		APN: 7578-6001-003 Document #: 2026021230 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: SIERRA VISTA SEC 6 MapRef: FILE 2020051592 Abbreviated Description: Lot:3 Block:1 Subdivision:SIERRA VISTA SEC 6 Map Ref:FILE 2020051592								
3	.23Mi.	**9742 OPAL ROCK DR** **ROSHARON, TX 77583-2501**	08/13/2026			1373	//1	2012	5,624 SF	
		APN: 7791-2001-014 Document #: 2026040016 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 14 Block: 1 Subdivision: FINAL PLAT OF STERLING LAKES MapRef: PL 2007014717 Abbreviated Description: Lot:14 Block:1 Subdivision:FINAL PLAT OF STERLING LAKES Map Ref:PL 2007014717								
4	.26Mi.	**2151 SALINAS DR** **ROSHARON, TX 77583-5996**	07/02/2026				//		2,683 SF	
		APN: 7578-0101-058 Document #: 2026032358 Document Type: Vendorâ€™s Lien Price Code: Land Use: Residential - Vacant Land Legal: Lot: 58 Block: 1 Subdivision: SIERRA VISTA SEC 10 Abbreviated Description: Lot:58 Block:1 Subdivision:SIERRA VISTA SEC 10								
5	.27Mi.	**2172 SALINAS DR** **ROSHARON, TX 77583-5996**	05/29/2026			1742	//3	2025	2,561 SF	
		APN: 7578-0101-081 Document #: 2026025919 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 81 Block: 1 Subdivision: SIERRA VISTA SEC 10 MapRef: DOC 2024050641 Abbreviated Description: Lot:81 Block:1 Subdivision:SIERRA VISTA SEC 10 Map Ref:DOC 2024050641								
6	.27Mi.	**9919 OPAL ROCK DR** **ROSHARON, TX 77583-2506**	05/01/2026			1393	//1	2012	5,062 SF	
		APN: 7791-2002-056 Document #: 2026020861 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 56 Block: 2 Section: 2 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007014717 Abbreviated Description: Lot:56 Block:2 Section:2 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007014717								
7	.28Mi.	**2152 SALINAS DR** **ROSHARON, TX 77583-5996**	08/18/2026				//		2,561 SF	
		APN: 7578-0101-086 Document #: 2026040780 Document Type: Vendorâ€™s Lien Price Code: Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 86 Block: 1 Subdivision: SIERRA VISTA SEC 10 MapRef: DOC 2024050641 Abbreviated Description: Lot:86 Block:1 Subdivision:SIERRA VISTA SEC 10 Map Ref:DOC 2024050641								
8	.28Mi.	**9707 CLEAR DIAMOND DR** **ROSHARON, TX 77583-1067**	07/06/2026			3307	//5	2016	8,150 SF	
		APN: 7791-0102-032 Document #: 2026032742 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 2 Subdivision: FINAL PLAT STERLING LAKES AT IOWA COLONY SEC 10 MapRef: FILE 2014042127 Abbreviated Description: Lot:32 Block:2 Subdivision:FINAL PLAT STERLING LAKES AT IOWA COLONY SEC 10 Map Ref:FILE 2014042127								
9	.29Mi.	**2140 SALINAS DR** **ROSHARON, TX 77583-5996**	08/19/2026				//		2,561 SF	
		APN: 7578-0101-089 Document #: 2026041092 Document Type: Vendorâ€™s Lien Price Code: Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 89 Block: 1 Subdivision: SIERRA VISTA SEC 10 MapRef: DOC 2024050641 Abbreviated Description: Lot:89 Block:1 Subdivision:SIERRA VISTA SEC 10 Map Ref:DOC 2024050641								
10	.3Mi.	**2115 SALINAS DR**	10/22/2026				//		2,679 SF	

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ROSHARON, TX 77583-5996
APN: 7578-0101-049 Document #: 2026052285
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 49 Block: 1 Subdivision: SIERRA VISTA SEC 10 MapRef: DOC 2024050641 Abbreviated Description: Lot:49 Block:1 Subdivision:SIERRA VISTA SEC 10 Map Ref:DOC 2024050641

11	.3Mi.	**2132 SALINAS DR**	10/01/2026		//		2,561 SF

ROSHARON, TX 77583-5996
APN: 7578-0101-091 Document #: 2026048639
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 91 Block: 1 Subdivision: SIERRA VISTA SEC 10 MapRef: DOC 2024050641 Abbreviated Description: Lot:91 Block:1 Subdivision:SIERRA VISTA SEC 10 Map Ref:DOC 2024050641

12	.3Mi.	**9438 EMERALD LAKES DR**	08/05/2026	2418	//1	2012	6,599 SF

ROSHARON, TX 77583-3288
APN: 7791-4001-007 Document #: 2026038733
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: STERLING LAKES AT IOWA COLONY SEC 4 MapRef: FILE 2007014732 Abbreviated Description: Lot:7 Block:1 Subdivision:STERLING LAKES AT IOWA COLONY SEC 4 Map Ref:FILE 2007014732

13	.3Mi.	**9930 OPAL ROCK DR**	05/26/2026	1659	//3	2012	5,062 SF

ROSHARON, TX 77583-2505
APN: 7791-2001-035 Document #: 2026025171
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 1 Section: 2 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: DOC 2007014717 Abbreviated Description: Lot:35 Block:1 Section:2 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:DOC 2007014717

14	.31Mi.	**9439 EMERALD LAKES DR**	03/31/2026	2832	//3	2011	7,667 SF

ROSHARON, TX 77583-3289
APN: 7791-4001-025 Document #: 2026015033
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Section: 4 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007014732 Abbreviated Description: Lot:25 Block:1 Section:4 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007014732

15	.31Mi.	**2122 PLATINUM MIST DR**	02/10/2026	1373	//1	2010	6,242 SF

ROSHARON, TX 77583-6928
APN: 7791-9002-002 Document #: 2026006031
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Section: 9 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007046869 Abbreviated Description: Lot:2 Block:2 Section:9 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007046869

16	.32Mi.	**9430 PERIDOT GREEN DR**	05/29/2026	1659	//1	2011	5,998 SF

ROSHARON, TX 77583-6924
APN: 7791-9003-028 Document #: 2026025983
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 3 Section: 9 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 200746869 Abbreviated Description: Lot:28 Block:3 Section:9 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 200746869

17	.38Mi.	**10007 WHITNEY REACH DR**	08/31/2026	1860	//1	2024	6,948 SF

ROSHARON, TX 77583-1997
APN: 7578-1001-006 Document #: 2026043040
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 6 Block: 1 Subdivision: SIERRA VISTA SEC 1 MapRef: DOC 2017058170 Abbreviated Description: Lot:6 Block:1 Subdivision:SIERRA VISTA SEC 1 Map Ref:DOC 2017058170

18	.41Mi.	**9914 CHANNEL SET WAY**	08/14/2026	2842	//5	2015	7,680 SF

ROSHARON, TX 77583-1023
APN: 7791-0112-047 Document #: 2026040300
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 47 Block: 2 Section: 11 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2014042119 Abbreviated Description: Lot:47 Block:2 Section:11 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2014042119

19	.42Mi.	**9710 GOLDEN CYPRESS DR**	07/10/2026	2408	//1	2014	8,368 SF

ROSHARON, TX 77583-2452
APN: 7791-6001-025 Document #: 2026033964
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Subdivision: STERLING LAKES AT IOWA COLONY SEC 6 MapRef: DOC 2006074174 Abbreviated Description: Lot:25 Block:1 Subdivision:STERLING LAKES AT IOWA COLONY SEC 6 Map Ref:DOC 2006074174

20	.42Mi.	**2123 GOLDEN TOPAZ DR**	06/03/2026	2121	//1	2011	6,486 SF

ROSHARON, TX 77583-6937
APN: 7791-9001-038 Document #: 2026027157
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 38 Block: 1 Section: 9 Subdivision: STERLING LAKES AT IOWA COLONY MapRef: FILE 2007046869 Abbreviated Description: Lot:38 Block:1 Section:9 Subdivision:STERLING LAKES AT IOWA COLONY Map Ref:FILE 2007046869

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.

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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.	**9911 GARNET FALLS DR**	**02/15/2013**	$214,000	$214,000	1,373	//1	2013	6,900 SF	
.01Mi.	**9907 GARNET FALLS DR**	**09/26/2017**	$317,290	$317,290	2,490	//1	2012	6,900 SF	
.01Mi.	**9915 GARNET FALLS DR**	**08/21/2012**	$272,120	$272,120	1,879	//1	2012	7,340 SF	
.02Mi.	**9918 SUNSTONE POINT DR**	**03/31/2022**	$262,500	$262,500	1,879	//1	2013	6,900 SF	
.02Mi.	**9903 GARNET FALLS DR**	**06/28/2013**	$243,560	$243,560	1,611	//1	2013	6,900 SF	
.02Mi.	**9914 SUNSTONE POINT DR**	**05/31/2013**	$220,640	$220,640	1,373	//1	2013	6,900 SF	
.03Mi.	**9910 SUNSTONE POINT DR**	**11/30/2012**	$315,370	$315,370	2,418	//1	2012	6,900 SF	
.03Mi.	**9815 GARNET FALLS DR**	**02/15/2019**	$269,890	$269,890	1,879	//1	2013	6,900 SF	
.03Mi.	**9914 GARNET FALLS DR**	**07/13/2017**	$283,500	$283,500	2,121	//1	2012	7,915 SF	
.04Mi.	**9906 GARNET FALLS DR**	**04/25/2013**	$220,867	$220,867	1,393	//1	2013	7,131 SF	
.04Mi.	**9906 SUNSTONE POINT DR**	**04/28/2016**	$308,220	$308,220	2,437	//3	2010	6,395 SF	
.04Mi.	**9902 GARNET FALLS DR**	**11/19/2014**	$265,354	$265,354	2,121	//1	2012	7,131 SF	
.04Mi.	**2406 SUNSTONE PLACE DR**	**12/22/2021**	$208,520	$208,520	1,165	//1	2013	7,322 SF	
.04Mi.	**2402 SUNSTONE PLACE DR**	**06/28/2013**	$243,840	$243,840	1,659	//1	2013	7,327 SF	
.04Mi.	**2410 SUNSTONE PLACE DR**	**05/29/2013**	$240,380	$240,380	1,466	//1	2013	7,322 SF	
.04Mi.	**2322 SUNSTONE PLACE DR**	**12/08/2016**	$231,650	$231,650	1,393	//1	2013	7,327 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:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.02Mi.	**Manvel High School** Number of Students: 2,238 Student-Teacher Ratio: 15.42 Advanced Placement: Yes	B-	Public	9 - 12
10.15Mi.	**Fairview Junior High School** Number of Students: 644 Student-Teacher Ratio: 13.55	B+	Public	6 - 8
9.89Mi.	**Nolan Ryan Junior High School** Number of Students: 777 Student-Teacher Ratio: 16.25	A-	Public	6 - 8
4.80Mi.	**Rodeo Palms Junior High School** Number of Students: 842 Student-Teacher Ratio: 16.25	B-	Public	6 - 8
5.25Mi.	**Don Jeter Elementary School** Number of Students: 800 Student-Teacher Ratio: 15.35	B-	Public	PK - 5

Flood Report

The Subject Property of **9911 GARNET FALLS DR, ROSHARON, TX 77583-2477** 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

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