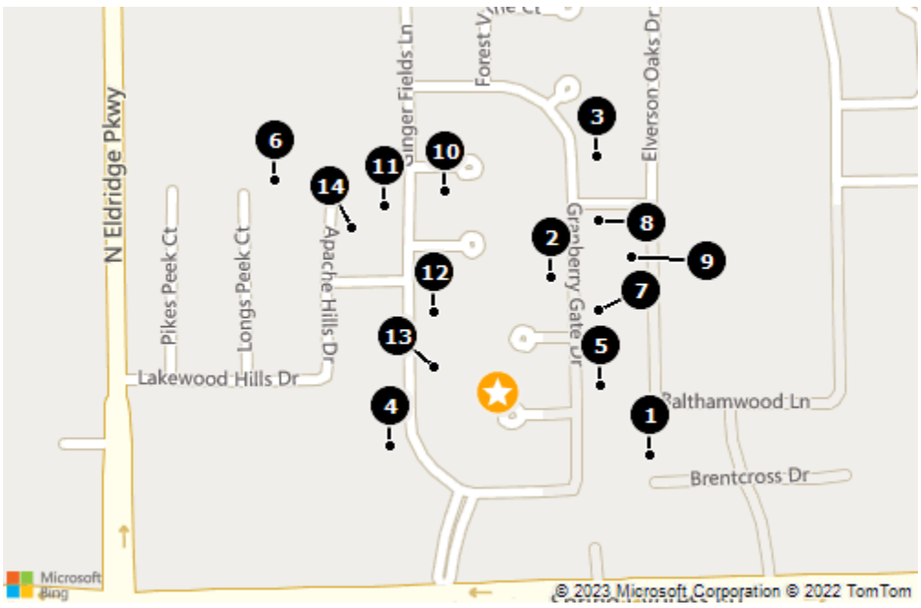
BLACK KNIGHT™

SiteX™ Report

OrderID: 88305525

SiteX Property Information Report



Subject Property Location

11718 SNOWBRIDGE CT, TOMBALL, TX 77377-8128

County:	**HARRIS TX**	Census Tract:	482015555.051029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1191790050022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	11
Value Range:	$365,790 - $456,210	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	026 041 042 043
Assd Land Value:	$71,012	Market Land Value:	$71,012	Tax Year:	2022
Assd Improvement:	$306,659	Market Improvment Value:	$306,659	Total Taxable Value:	$2,197
Total Assessed Value:	$377,671	Total Assessor Market Value:	$377,671	Delinquent Year:	
				Tax Account ID:	119-179-005-0022
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 Block: 5 Subdivision: PARK AT GLEN ARBOR R/P Map Ref: MAP 4868C
Abbreviated Description: LT 22 BLK 5 PARK AT GLEN ARBOR R/P

Property Characteristics

Lot Size:	5,929 SF	Bedrooms:	3	Pool:	
Building Area:	3220 SF	Baths:	2	Fireplace:	Yes
Year Built:	1997	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	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:	07/29/2015	Sales Price:	N/A
Document #:	20150338788 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/28/2015		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 22 Block: 5 Subdivision: PARK AT GLEN ARBOR Map Ref: FILE389104

Mortgage Record

Recording Date:	11/26/2012	Loan Amount:	N/A
Document #:	20120544194 BK-PG 084-87-1210	Loan Type:	New Conventional
TD Due Date:	12/01/2022	Type Finance:	

Legal Description:
Lot: 22 Block: 5 Subdivision: PARK GATE GLEN ARBOR SUBDIVISION

Mortgage Record

Recording Date:	05/27/2003	Loan Amount:	N/A
Document #:	W696697 BK-PG 56833-2212	Loan Type:	Unknown
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:
Lot: 22 Block: 5 Subdivision: THE PARK AT GLEN ARBOR REPLAT

Prior Transfer

Recording Date:	12/30/1997	Sales Price:	N/A

SiteX™ Report

OrderID: 88305525

Document #:	S792762 BK-PG 51627-1684	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/23/1997		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 22 Block: 5 Subdivision: PARK AT GLEN ARBOR

Prior Transfer

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

Legal Description:
Lot: 22 Block: 5 Subdivision: PARK AT GLEN ARBOR R/P Map Ref: MAP 4868C
Abbreviated Description: LT 22 BLK 5 PARK AT GLEN ARBOR R/P

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,774 SF	Median # of Baths	2
Median Living Area	2,329 SF	Median Year Built	1999
Price Range - 2 Yrs		Age Range	10 years to 26 years
Median Value		Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**11654 BRENTCROSS DR TOMBALL, TX 77377-1179**	11/14/2022			3269	10/5/3	2013	6,678 SF	
		APN: 1299720040021 Document #: 2022-549490 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 4 Subdivision: TRAILS OF CYPRESS LAKES SEC ONE MapRef: MF 615048 Abbreviated Description: Lot:21 Block:4 Subdivision:TRAILS OF CYPRESS LAKES SEC ONE Map Ref:MF 615048								
2	.09Mi.	**17315 GRANBERRY GATE DR TOMBALL, TX 77377-8135**	09/26/2022			2232	6/3/2	1999	6,325 SF	
		APN: 1191790050008 Document #: 2022-477906 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:8 Block:5 Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011								
3	.18Mi.	**17414 GRANBERRY GATE DR TOMBALL, TX 77377-8134**	08/02/2022			2232	8/3/2	1999	7,322 SF	
		APN: 1191790030037 Document #: 2022-394939 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 3 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:37 Block:3 Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011								
4	.08Mi.	**17215 GINGER FIELDS LN TOMBALL, TX 77377-8124**	06/01/2022			2381	7/3/2	1997	12,750 SF	
		APN: 1191790010004 Document #: 2022-285688 Document Type: Correction deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011Abbreviated Description:PRIOR REF: RP-2022-131417 03/11/2022								
5	.07Mi.	**17234 GRANBERRY GATE DR TOMBALL, TX 77377-8132**	05/31/2022			2178	8/3/2	1999	6,599 SF	
		APN: 1191790040012 Document #: 2022-283365 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 4 Subdivision: THE PARK AT GLEN ARBOR MapRef: MF 406011 Abbreviated Description: Lot:12 Block:4 Subdivision:THE PARK AT GLEN ARBOR Map Ref:MF 406011								
6	.22Mi.	**17418 LONGS PEEK CT TOMBALL, TX 77377-8143**	05/27/2022			3052	10/5/3	1999	8,699 SF	Yes
		APN: 1201210010032 Document #: 2022-280329 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 1 Section: 2 Subdivision: LAKEWOOD HILLS MapRef: MF 418137 Abbreviated Description: Lot:32 Block:1 Section:2 Subdivision:LAKEWOOD HILLS Map Ref:MF 418137								
7	.09Mi.	**17306 GRANBERRY GATE DR TOMBALL, TX 77377-8133**	05/16/2022			2276	8/3/2	1999	6,599 SF	
		APN: 1191790040007 Document #: 2022-254697 Document Type: Transfer on Death Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 4 Subdivision: THE PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:7 Block:4 Subdivision:THE PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011								
8	.14Mi.	**17330 GRANBERRY GATE DR TOMBALL, TX 77377-8133**	03/11/2022			2128	7/3/2	1998	7,061 SF	
		APN: 1191790040001 Document #: 2022-131417 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:4 Block:1 Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011								
9	.13Mi.	**17311 ELVERSON OAKS DR TOMBALL, TX 77377-1260**	02/24/2022			2162	7/4/2	2008	7,928 SF	
		APN: 1299720040003 Document #: 2022-100265 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Section: 1 Subdivision: TRAILS OF CYPRESS LAKE MapRef: MF 615048 Abbreviated Description: Lot:3 Block:4 Section:1 Subdivision:TRAILS OF CYPRESS LAKE Map Ref:MF 615048								
10	.15Mi.	**11711 RIVER VINE CT TOMBALL, TX 77377-8131**	02/07/2022			2395	7/3/2	1997	7,802 SF	
		APN: 1191790050046 Document #: 2022-67306 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 5 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:46 Block:5 Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011								

11	.15Mi.	**17415 GINGER FIELDS LN TOMBALL, TX 77377-8126**	01/27/2022	3112	7/4/2	1999	8,499 SF	Yes
	APN: 1191790020004 Document #: 2022-49217 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:4 Block:2 Subdivision:PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011							
12	.07Mi.	**17318 GINGER FIELDS LN TOMBALL, TX 77377-8112**	01/03/2022	2087	7/3/2	1998	7,802 SF	
	APN: 1191790050036 Document #: 2022-2688 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 5 Subdivision: THE PARK AT GLEN ARBOR REPLAT MapRef: MF 406011 Abbreviated Description: Lot:36 Block:5 Subdivision:THE PARK AT GLEN ARBOR REPLAT Map Ref:MF 406011							
13	.05Mi.	**17306 GINGER FIELDS LN TOMBALL, TX 77377-8112**	12/30/2021	3081	9/4/2	1997	8,952 SF	Yes
	APN: 1191790050033 Document #: 2021-743728 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 5 Subdivision: THE PARK AT GLEN ARBOR MapRef: MF 406011 Abbreviated Description: Lot:33 Block:5 Subdivision:THE PARK AT GLEN ARBOR Map Ref:MF 406011							
14	.16Mi.	**17410 APACHE HILLS DR TOMBALL, TX 77377-8116**	12/28/2021	3326	10/4/2	1997	7,745 SF	Yes
	APN: 1190520040016 Document #: 2021-736678 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Section: 1 Subdivision: LAKEWOOD HILLS MapRef: VOL 385 PG 125 Abbreviated Description: Lot:16 Block:4 Section:1 Subdivision:LAKEWOOD HILLS Map Ref:VOL 385 PG 125							

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.	**11718 SNOWBRIDGE CT**		$377,671	$377,671	3,220	8/3/2	1997	5,929 SF	
.01Mi.	**11714 SNOWBRIDGE CT**		$332,213	$332,213	2,824	8/4/2	1997	5,232 SF	
.02Mi.	**11710 SNOWBRIDGE CT**		$302,794	$302,794	2,190	7/3/2	1997	6,216 SF	
.02Mi.	**11715 BAYBERRY CT**		$323,401	$323,401	2,604	8/4/2	1998	5,929 SF	
.03Mi.	**11711 BAYBERRY CT**		$329,019	$329,019	2,655	8/3/2	1999	5,232 SF	
.03Mi.	**11706 SNOWBRIDGE CT**		$319,374	$319,374	2,295	7/3/2	1997	6,325 SF	
.03Mi.	**11719 SNOWBRIDGE CT**		$286,500	$286,500	1,919	8/3/2	2000	6,020 SF	
.04Mi.	**11715 SNOWBRIDGE CT**		$329,645	$329,645	2,655	8/3/2	1999	5,340 SF	
.04Mi.	**11707 BAYBERRY CT**		$283,000	$283,000	2,109	7/3/2	1998	6,216 SF	
.04Mi.	**11711 SNOWBRIDGE CT**		$305,709	$305,709	2,209	10/3/2	2000	6,268 SF	
.04Mi.	**11702 SNOWBRIDGE CT**		$317,605	$317,605	2,232	6/3/2	1999	7,418 SF	
.05Mi.	**11707 SNOWBRIDGE CT**		$308,019	$308,019	2,211	7/3/2	1998	6,325 SF	Yes
.05Mi.	**11703 BAYBERRY CT**		$340,852	$340,852	2,655	8/3/2	1999	7,418 SF	
.05Mi.	**17306 GINGER FIELDS LN**		$395,691	$395,691	3,081	9/4/2	1997	8,952 SF	Yes
.05Mi.	**11703 SNOWBRIDGE CT**		$335,177	$335,177	2,701	9/4/2	1999	7,379 SF	
.05Mi.	**17122 GINGER FIELDS LN**		$326,029	$326,029	2,190	6/3/2	1997	6,669 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	37.64 years old	People In This Area Who Are Married:	19,956
Median Household Income:	$105,730	Households with Children:	5,642
Average Full-Time Individual Income:	$42,683	Most Common Education Level:	Bachelor's Degree

SiteX™ Report

OrderID: 88305525

School District

School District Zone:	NA	Students Enrolled:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	318%	SIGNIFICANTLY HIGHER
ASSULT	309%	SIGNIFICANTLY HIGHER
ROBBERY	432%	SIGNIFICANTLY HIGHER
RAPE	252%	SIGNIFICANTLY HIGHER
MURDER	304%	SIGNIFICANTLY HIGHER
CAR THEFT	380%	SIGNIFICANTLY HIGHER
OVERALL	341%	SIGNIFICANTLY HIGHER

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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