

Single Family Residence **RESIDENTIAL**

# 16103 DEVILS RIVER CT

CYPRESS, TX 77433

**\$469,195** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,149 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$469K**

\$450K low

\$488K high

Last Sale

**\$437,476 · Jun 16, 2026**

Est. Owner Equity

**\$140,265**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,343 (2025) |
| Assessed Value        | \$527,069       |
| Previous Assessed     | \$507,656       |
| Assessor Market Value | \$527,069       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | HARRIS                                |
| Lot (acres)   | 0.17                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 199 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------|-----------|--------|--------|
| Jun 8, 2026  | Resale            | Deed       | \$437,476 | \$139  | \$329K |
| Sep 25, 2020 | Recorded document | Grant Deed |           |        |        |
| Jul 20, 2018 | Recorded document | Grant Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Sprague Middle School    | Middle     | 6–8    | 0.4 mi   |
| Bridgeland High School   | High       | 9–12   | 0.8 mi   |
| McGown Elementary School | Elementary | PK–5   | 1.0 mi   |

District: Cypress-Fairbanks Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 77433

|                          |                            |                              |                                 |                         |                        |
|--------------------------|----------------------------|------------------------------|---------------------------------|-------------------------|------------------------|
| <b>15</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>116,439</b><br>POPULATION | <b>\$133K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|------------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|