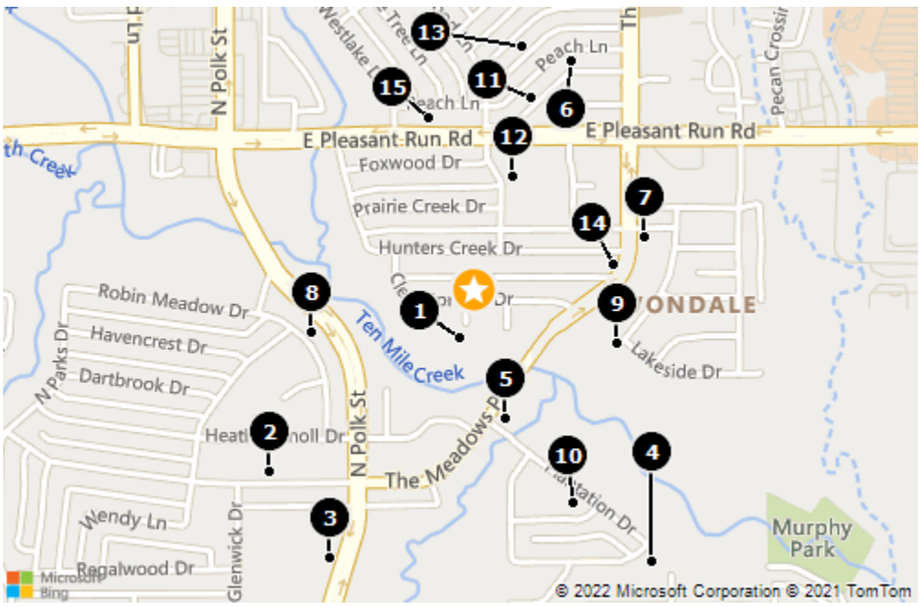
BLACK KNIGHT

SiteX™ Report

OrderID: 86520286

SiteX Property Information Report



Subject Property Location

937 CLEAR SPRINGS DR, DESOTO, TX 75115-4701

County:	**DALLAS TX**	Census Tract:	481130166.202020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20097500030300000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$304,000**	FSD:	12
Value Range:	$267,520 - $340,480	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2021	Market Value Year:	2021	Tax Rate Code Area:	DC CS SS PH DO
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2021
Assd Improvement:	$200,910	Market Improvment Value:	$200,910	Total Taxable Value:	$6,005
Total Assessed Value:	$245,910	Total Assessor Market Value:	$245,910	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 30 Block: 3 Subdivision: SOUTH MEADOWS 1ST SEC Tract No: 9750 Map Ref: MAP 84-C

Abbreviated Description:	SOUTH MEADOWS 1ST SEC BLK 3 LOT 30 INT201700181211 DD06262017 CO-DC 0975000303000 4CS09750003
City/Muni/Twp:	DESOTO

Property Characteristics

Lot Size:	10,739 SF	Bedrooms:	3	Pool:	Yes
Building Area:	2538 SF	Baths:	2	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:	1	Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/28/2017	Loan Amount:	N/A
Document #:	201700181212 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 30 Block: 3 Subdivision: SOUTH MEADOW FIRST SECTION
City/Muni/Twp: DESOTO

Prior Transfer

Recording Date:	06/28/2017	Sales Price:	N/A
Document #:	201700181211 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/26/2017		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 30 Block: 3 Section: 1 Subdivision: SOUTH MEADOW Map Ref: VOL72246 PG84
City/Muni/Twp: DESOTO

Prior Transfer

Recording Date:	11/28/2016	Sales Price:	N/A
Document #:	201600330220 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/21/2016		
Document Type:	Warranty Deed		

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Legal Description:
Lot: 30 Block: 3 Section: 1 Subdivision: SOUTH MEADOWS Map Ref: MB72246 PG84
City/Muni/Twp: DESOTO

Prior Transfer

Recording Date:	06/20/2007	Sales Price:	N/A
Document #:	20070220491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/31/2007		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 30 Block: 3 Subdivision: SOUTH MEADOWS FIRST SECTION Map Ref: MB72246 PG84
City/Muni/Twp: DE SOTO

Mortgage Record

Recording Date:	01/03/2007	Loan Amount:	N/A
Document #:	20070002315 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 30 Block: 3 Subdivision: SOUTH MEADOWS FIRST SECTION
City/Muni/Twp: DE SOTO

Prior Transfer

Recording Date:	01/03/2007	Sales Price:	N/A
Document #:	20070002313 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/26/2006		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 30 Block: 3 Subdivision: SOUTH MEADOWS FIRST SECTION Map Ref: MB72246 PG84
City/Muni/Twp: DE SOTO

Prior Transfer

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

Legal Description:
Lot: 30 Block: 3 Subdivision: SOUTH MEADOWS 1ST SEC Tract No: 9750 Map Ref: MAP 84-C
Abbreviated Description: SOUTH MEADOWS 1ST SEC BLK 3 LOT 30 INT201700181211 DD06262017 CO-DC 0975000303000 4CS09750003
City/Muni/Twp: DESOTO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	11,254 SF	Median # of Baths	2
Median Living Area	2,428 SF	Median Year Built	1976
Price Range - 2 Yrs		Age Range	19 years to 50 years
Median Value		Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**938 ECHOBROOK PL** **DESOTO, TX 75115-4707**	06/07/2022			2434	/3/2	1974	12,875 SF	
		APN: 20097500020230000 Document #: 202200157855 Document Type: Divorce/Dissolution of Marriage Transfer Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Section: 1 Subdivision: SOUTH MEADOWS MapRef: VOL 72246 PG 84 Abbreviated Description: Lot:23 Block:2 Section:1 Subdivision:SOUTH MEADOWS Map Ref:VOL 72246 PG 84City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO								
2	.37Mi.	**525 THE MEADOWS PKWY** **DESOTO, TX 75115-4609**	05/16/2022			2076	/4/2	1984	9,350 SF	
		APN: 200223500H0210000 Document #: 202200136797 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: H Subdivision: CREEKTREE ESTATES MapRef: VOL 84008 PG 1458 Abbreviated Description: Lot:21 Block:H Subdivision:CREEKTREE ESTATES Map Ref:VOL 84008 PG 1458City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO								
3	.42Mi.	**339 N POLK ST** **DESOTO, TX 75115-5125**	03/18/2022			2531	/3/3	1972	154,203 SF	
		APN: 20066500000150000 Document #: 202200076189 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Subdivision: MCNABBS ATOMIC ACRES ADDITION MapRef: VOL 13 PG 403 Abbreviated Description: Subdivision:MCNABBS ATOMIC ACRES ADDITION Map Ref:VOL 13 PG 403Abbreviated Description:PORTION LOT16; VALENTINE WAMPLER 550 ACRE SURVEY ABSTRACT NO 1546 City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO								
4	.44Mi.	**505 MISSIONARY RDG** **DESOTO, TX 75115-5233**	02/28/2022			2154	/3/2	1986	22,390 SF	
		APN: 200223700B0180000 Document #: 202200055332 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17&18 Block: B Subdivision: CREEK TREE ESTATE Phase No: III-B MapRef: VOL 85196 PG 3920 Abbreviated Description: Lot:17&18 Block:B Subdivision:CREEK TREE ESTATE Phase No:III-B Map Ref:VOL 85196 PG 3920City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO								
5	.18Mi.	**652 THE MEADOWS PKWY** **DESOTO, TX 75115-4782**	02/15/2022			2348	/3/2	1976	14,448 SF	
		APN: 20098500130030000 Document #: 202200044794 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: M Subdivision: SECOND SECTION SOUTH MEADOWS MapRef: VOL 73205 PG 178 Abbreviated Description: Lot:3 Block:M Subdivision:SECOND SECTION SOUTH MEADOWS Map Ref:VOL 73205 PG 178City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO								
6	.34Mi.	**1032 PEACH LN** **DESOTO, TX 75115-4122**	02/14/2022			1468	/3/2	1976	14,042 SF	
		APN: 20053500090090000 Document #: 202200042569 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential								

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Legal: Lot: 9 Block: 9 Subdivision: HIGH MEADOWS MapRef: VOL 72086 PG 3055 Abbreviated Description: Lot:9 Block:9 Subdivision:HIGH MEADOWS Map Ref:VOL 72086 PG 3055Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

7	.24Mi.	**820 THE MEADOWS PKWY** **DESOTO, TX 75115-4725**	01/31/2022	2465	/4/3	1974	11,254 SF	

APN: 20097500010010000 Document #: 202200028090
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Section: 1 Subdivision: SOUTH MEADOWS MapRef: VOL 72246 PG 84 Abbreviated Description: Lot:1 Block:1 Section:1 Subdivision:SOUTH MEADOWS Map Ref:VOL 72246 PG 84City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

8	.23Mi.	**817 ROBIN MEADOW DR** **DESOTO, TX 75115-4605**	01/05/2022	1838	/3/2	1989	10,313 SF	

APN: 200223500A0050000 Document #: 202200003325
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: A Subdivision: CREEK TREE ESTATES MapRef: VOL 84008 PG 1458 Abbreviated Description: Lot:5 Block:A Subdivision:CREEK TREE ESTATES Map Ref:VOL 84008 PG 1458City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

9	.16Mi.	**601 BELCLAIRE TER** **DESOTO, TX 75115-4808**	12/20/2021	4098	/5/3	2003	7,956 SF	Yes

APN: 200013500B0140000 Document #: 202100377543
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: B Subdivision: AVONDALE MapRef: VOL 2002242 PG 158 Abbreviated Description: Lot:14 Block:B Subdivision:AVONDALE Map Ref:VOL 2002242 PG 158City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

10	.32Mi.	**924 PLANTATION DR** **DESOTO, TX 75115-5262**	12/16/2021	3841	/5/3	1990	9,000 SF	

APN: 200223700C0060000 Document #: 202100375286
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: C Subdivision: CREEK TREE ESTATES Phase No: III-B MapRef: VOL 85196 PG 3920 Abbreviated Description: Lot:6 Block:C Subdivision:CREEK TREE ESTATES Phase No:III-B Map Ref:VOL 85196 PG 3920City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

11	.27Mi.	**1012 PEACH LN** **DESOTO, TX 75115-4122**	11/16/2021	1762	/3/2	1977	9,996 SF	

APN: 20053500090040000 Document #: 202100342956
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 9 Subdivision: HIGH MEADOWS MapRef: VOL 72086 PG 3055 Abbreviated Description: Lot:4 Block:9 Subdivision:HIGH MEADOWS Map Ref:VOL 72086 PG 3055Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

12	.16Mi.	**816 SHADYWOOD LN** **DESOTO, TX 75115-4731**	11/08/2021	2738	/6/4	1991	12,861 SF	

APN: 20037520010030000 Document #: 202100336149
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Section: 1 Subdivision: GREEN MEADOWS ESTATES MapRef: VOL 78170 PG 2483 Abbreviated Description: Lot:3 Block:1 Section:1 Subdivision:GREEN MEADOWS ESTATES Map Ref:VOL 78170 PG 2483City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

13	.34Mi.	**1012 CLOVERDALE LN** **DESOTO, TX 75115-4106**	10/08/2021	2428	/3/2	1973	10,472 SF	Yes

APN: 20053500080100000 Document #: 202100300714
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 8 Subdivision: FIRST INSTALLMENT HIGH MEADOWS MapRef: VOL 72086 PG 3055 Abbreviated Description: Lot:10 Block:8 Subdivision:FIRST INSTALLMENT HIGH MEADOWS Map Ref:VOL 72086 PG 3055City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

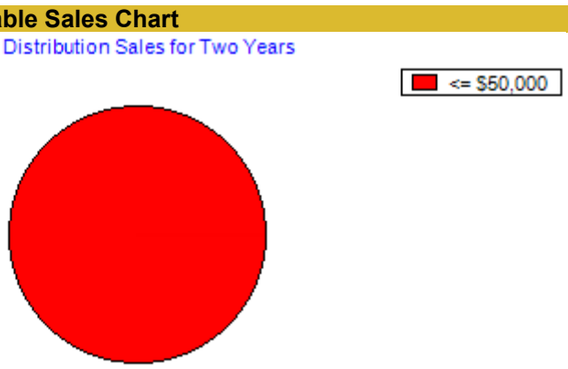
14	.19Mi.	**1038 HUNTERS CREEK DR** **DESOTO, TX 75115-4713**	07/22/2021	2586	/4/3	1974	14,163 SF	Yes

APN: 20097500030190000 Document #: 202100218785
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 3 Subdivision: SOUTH MEADOWS FIRST SECTION MapRef: VOL 72246 PG 84 Abbreviated Description: Lot:19 Block:3 Subdivision:SOUTH MEADOWS FIRST SECTION Map Ref:VOL 72246 PG 84City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

15	.24Mi.	**904 PEACH LN** **DESOTO, TX 75115-4120**	07/06/2021	2044	/4/2	1975	11,050 SF	

APN: 20083500060030000 Document #: 202100198896
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: REPLAT OF THE SECOND INSTALLMENT PLEASANT LAKE EST MapRef: VOL 72035 PG 1997 Abbreviated Description: Lot:3 Block:6 Subdivision:REPLAT OF THE SECOND INSTALLMENT PLEASANT LAKE EST Map Ref:VOL 72035 PG 1997City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

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.

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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.	**937 CLEAR SPRINGS DR**		$245,910	$245,910	2,538	/3/2	1974	10,739 SF	Yes
.01Mi.	**941 CLEAR SPRINGS DR**		$215,630	$215,630	2,558	/3/2	1975	10,599 SF	Yes
.02Mi.	**933 CLEAR SPRINGS DR**		$217,850	$217,850	2,491	/3/2	1974	10,804 SF	
.03Mi.	**945 CLEAR SPRINGS DR**		$188,000	$188,000	2,206	/3/2	1975	10,691 SF	
.03Mi.	**929 CLEAR SPRINGS DR**		$239,080	$239,080	2,351	/4/2	1974	10,675 SF	Yes
.03Mi.	**940 HUNTERS CREEK DR**	**07/15/1991**	$213,940	$213,940	2,222	/3/2	1975	11,967 SF	Yes
.03Mi.	**944 ECHOBROOK PL**	**12/27/2000**	$217,810	$217,810	2,508	/3/2	1976	11,036 SF	
.03Mi.	**936 HUNTERS CREEK DR**		$221,280	$221,280	2,063	/4/2	1975	12,780 SF	Yes
.04Mi.	**944 HUNTERS CREEK DR**		$206,800	$206,800	2,268	/4/2	1975	12,330 SF	
.04Mi.	**934 ECHOBROOK PL**		$194,200	$194,200	2,464	/4/3	1974	10,493 SF	
.04Mi.	**946 SHADY COVE PL**		$218,110	$218,110	2,466	/3/2	1976	11,161 SF	
.04Mi.	**932 HUNTERS CREEK DR**		$239,810	$239,810	2,664	/3/2	1975	12,153 SF	Yes
.04Mi.	**949 CLEAR SPRINGS DR**		$211,640	$211,640	2,283	/4/3	1974	10,736 SF	
.05Mi.	**948 HUNTERS CREEK DR**	**01/08/1996**	$218,100	$218,100	2,700	/3/2	1974	12,251 SF	
.05Mi.	**925 CLEAR SPRINGS DR**		$233,300	$233,300	2,483	/3/2	1974	11,053 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.52 years old	People In This Area Who Are Married:	21,541
Median Household Income:	$74,498	Households with Children:	6,580
Average Full-Time Individual Income:	$32,685	Most Common Education Level:	High School Graduate

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

Flood Report

The Subject Property of **937 CLEAR SPRINGS DR, DESOTO, TX 75115-4701** 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.

Hazardous Waste Facilities Report

Item	Proximity	Name/Facility Status	Address
1	**.44Mi.**	**X-L CLEANERS** **OTHER:Other RCRIS Hazardous Waste Facility**	900 N POLK ST

EPA Definitions

OTHER
Hazardous waste facilities that are not contained in 'Generator', 'Transporter', 'TSD' categories including : burner, gas tanks, car oil, underground injection control etc

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	336%	SIGNIFICANTLY HIGHER
ASSULT	329%	SIGNIFICANTLY HIGHER
ROBBERY	454%	SIGNIFICANTLY HIGHER
RAPE	295%	SIGNIFICANTLY HIGHER
MURDER	385%	SIGNIFICANTLY HIGHER
CAR THEFT	400%	SIGNIFICANTLY HIGHER
OVERALL	386%	SIGNIFICANTLY HIGHER

Disaster Alerts

8/23/2020 - Coastal Storm 2/11/2021 - Severe Winter Storm 2/11/2021 - Severe Winter Storms

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

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Data deemed reliable, but not guaranteed.

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