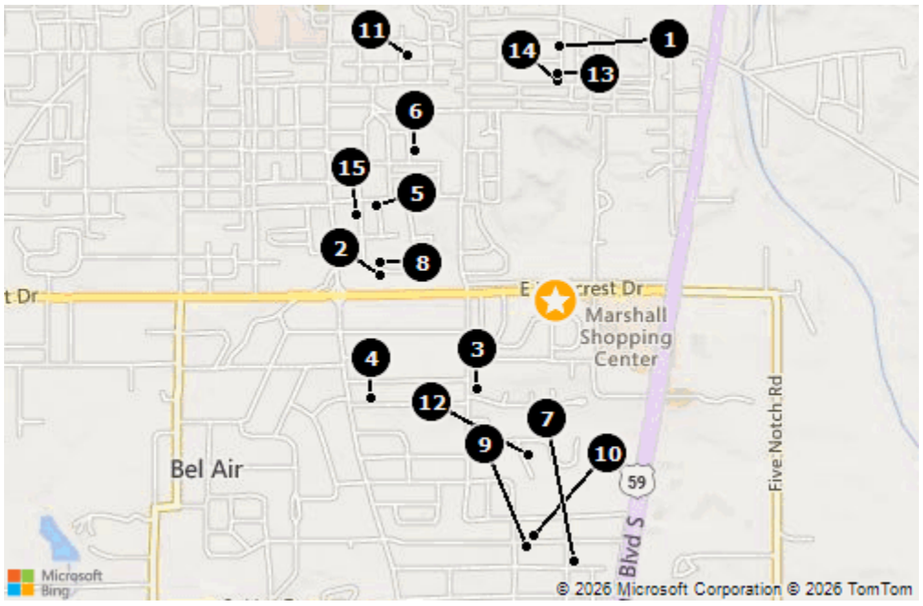
ICE SiteX Report

OrderID: 98722514

SiteX Property Information Report



Subject Property Location

1000 E PINECREST DR, MARSHALL, TX 75670-7312

County:	**HARRISON TX**	Census Tract:	482030205.025001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04940.00680.00000.000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$140,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$126,000 - $154,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04,05,12,36
Assd Land Value:	$15,960	Market Land Value:	$15,960	Tax Year:	2024
Assd Improvement:	$135,810	Market Improvment Value:	$135,810	Total Taxable Value:	$2,173
Total Assessed Value:	$151,770	Total Assessor Market Value:	$151,770	Delinquent Year:	
				Tax Account ID:	R000020340
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 4 Subdivision: SOUTHERN HILLS
Abbreviated Description: ACRES: 0.244 LOT: 1 BLK: 4 SUBD: SOUTHERN HILLS HSE

Property Characteristics

Lot Size:	10,629 SF	Bedrooms:		Pool:	
Building Area:	1023 SF	Baths:		Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	2024-000011867 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 1 Block: 4 Subdivision: SOUTHERN HILLS ADDITION
City/Muni/Twp: MARSHALL

Prior Transfer

Recording Date:	09/01/2023	Sales Price:	N/A
Document #:	2023-000010470 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2023		
Document Type:			

Legal Description:
Lot: 1 Block: 4 Subdivision: SOUTHERN HILLS ADDITION Map Ref: CAB A SL 26
City/Muni/Twp: MARSHALL

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	2023-000010470 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 4 Subdivision: SOUTHERN HILLS
Abbreviated Description: ACRES: 0.244 LOT: 1 BLK: 4 SUBD: SOUTHERN HILLS HSE

ICE SiteX Report

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Prior Transfer

Recording Date:	08/21/2017	Sales Price:	N/A
Document #:	2017-000008243 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2017		
Document Type:			

Legal Description:
Subdivision: SAMUEL MURPHY SURVEY A-15
City/Muni/Twp: MARSHALL

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	11,805 SF	Median # of Baths	
Median Living Area	1,384 SF	Median Year Built	1955
Price Range - 2 Yrs		Age Range	44 years to 116 years
Median Value		Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**905 HIGGINS ST** **MARSHALL, TX 75670-5438**	09/08/2026			652	//	1930	4,792 SF	
		APN: 04865.00697.00000.000000 Document #: 2026-000010607 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 6 Subdivision: SEXTA ADDITION CAKH SEXTEN 1ST ADDITION MapRef: VOL 121 PG 462 Abbreviated Description: Lot:9&10 Block:6 Subdivision:SEXTA ADDITION CAKH SEXTEN 1ST ADDITION Map Ref:VOL 121 PG 462Abbreviated Description:SOUTH60FT LOT9 City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
2	.48Mi.	**2001 TURTLE CREEK DR** **MARSHALL, TX 75670-6841**	08/26/2026			1589	//	1960	18,034 SF	
		APN: 03320.00430.00000.000000 Document #: 2026-000010053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: 4 Subdivision: BROADMOOR ADDITION SUPPLEMENT MapRef: VOL 3185 PG 178 Abbreviated Description: Lot:19&20 Block:4 Subdivision:BROADMOOR ADDITION SUPPLEMENT Map Ref:VOL 3185 PG 178City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
3	.32Mi.	**11 CHERRYWOOD CIR** **MARSHALL, TX 75672-7609**	06/30/2026			2661	//	1964	20,909 SF	
		APN: 04875.00010.00000.000000 Document #: 2026-000007486 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: 1S Subdivision: SHADY ACRES ADDITION MapRef: CAB A SL 46 Abbreviated Description: Lot:1 Block:1 Section:1S Subdivision:SHADY ACRES ADDITION Map Ref:CAB A SL 46City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
4	.57Mi.	**107 DRAW ST** **MARSHALL, TX 75672-7213**	05/21/2026			672	//	1910	21,780 SF	
		APN: 00400.00300.00000.000000 Document #: 2026-000005650 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: A L HEADRIGHT SURVEY A 400 MapRef: VOL 69 PG 470 Abbreviated Description: Subdivision:A L HEADRIGHT SURVEY A 400 Map Ref:VOL 69 PG 470City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
5	.55Mi.	**206 E MEREDITH ST** **MARSHALL, TX 75670-6826**	01/23/2026			1022	//	1940	7,100 SF	
		APN: 03050.00130.00000.000000 Document #: 2026-000000869 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2&4 Block: 5 Subdivision: MEDOWE PLACE ADAMS Abbreviated Description: Lot:2&4 Block:5 Subdivision:MEDOWE PLACE ADAMS Abbreviated Description:LOT: E 60 OF LOT 2 AND N 13 OF E 60 OF LOT 4								
6	.56Mi.	**1306 MOBILE ST** **MARSHALL, TX 75670-6210**	12/09/2025			1384	//	1947	13,504 SF	
		APN: 03010.01340.00000.000000 Document #: 2025-000014619 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 87-89 Tract No: 1&2 Abbreviated Description: Lot:87-89 Tract No:1&2 Abbreviated Description:LOT: PART OF OUTLOTS 87-89 City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
7	.71Mi.	**301 FAIRVIEW ST** **MARSHALL, TX 75672-7726**	11/19/2025			1674	//	1955	15,551 SF	
		APN: 05020.00090.00000.000000 Document #: 2025-000013962 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: SUNSET ACRES SUBDIVISION MapRef: VOL 399 PG 427 Abbreviated Description: Lot:1 Block:2 Subdivision:SUNSET ACRES SUBDIVISION Map Ref:VOL 399 PG 427								
8	.49Mi.	**2000 TURTLE CREEK DR** **MARSHALL, TX 75670-6842**	11/10/2025			1149	//	1957	11,805 SF	
		APN: 03320.00260.00000.000000 Document #: 2025-000013518 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: 3 Subdivision: BROADMOOR ADDITION SUPPLEMENT MapRef: VOL 394 PG 323 Abbreviated Description: Lot:8&9 Block:3 Subdivision:BROADMOOR ADDITION SUPPLEMENT Map Ref:VOL 394 PG 323Abbreviated Description:LOT: PART OF LOTS 8&9 City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
9	.68Mi.	**302 E CAROLANNE BLVD** **MARSHALL, TX 75672-7752**	11/06/2025			1591	//	1958	11,369 SF	
		APN: 05050.00090.00000.000000 Document #: 2025-000013410 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 14 Subdivision: THIRD SUPPLEMENT TO SUNSET ACRES SUBDIVISION MapRef: VOL 452 PG 518 Abbreviated Description: Lot:2 Block:14 Subdivision:THIRD SUPPLEMENT TO SUNSET ACRES SUBDIVISION Map Ref:VOL 452 PG 518City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL								
10	.65Mi.	**305 E CAROLANNE BLVD** **MARSHALL, TX 75672-7751**	11/03/2025			1807	//	1958	12,066 SF	
		APN: 05050.00030.00000.000000 Document #: 2025-000013144 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 13 Subdivision: SUNSET ACRES SUBDIVISION MapRef: VOL 452 PG 519 Abbreviated Description: Lot:3 Block:13 Subdivision:SUNSET ACRES SUBDIVISION Map Ref:VOL 452 PG 519								
11	.78Mi.	**401 SHIRLEY ST**	10/28/2025			2877	//	1930	13,547 SF	Yes

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MARSHALL, TX 75670-5322
APN: 04590.00080.00000.000000 Document #: 2025-000012935
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: MONTICELLO PLACE MapRef: VOL 131 PG 618 Abbreviated Description: Lot:2 Block:3 Subdivision:MONTICELLO PLACE Map Ref:VOL 131 PG 618

12	.43Mi.	**2804 PALM PLZ**	10/24/2025	2265	//	1982	9,757 SF	

MARSHALL, TX 75672-7664
APN: 04875.00770.00010.000000 Document #: 2025-000012828
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1,2,14 Block: 6 Subdivision: SHADY ACRES MapRef: CAB A SL 73 Abbreviated Description: Lot:1,2,14 Block:6 Subdivision:SHADY ACRES Map Ref:CAB A SL 73Abbreviated Description:LOT : PORTION OF LOTS 1,2&14

13	.61Mi.	**1007 HIGGINS ST**	10/20/2025	660	//	1940	4,792 SF	

MARSHALL, TX 75670-5440
APN: 04865.01050.00000.000000 Document #: 2025-000012572
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 9 Subdivision: SEXTON PLACE ADDITION MapRef: VOL 65 PG 263 Abbreviated Description: Lot:19&20 Block:9 Subdivision:SEXTON PLACE ADDITION Map Ref:VOL 65 PG 263City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL

14	.6Mi.	**1013 HIGGINS ST**	09/18/2025	1380	//	1955	4,792 SF	

MARSHALL, TX 75670-5440
APN: 04865.01050.00010.000000 Document #: 2025-000011483
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Subdivision: SEXTON PLACE ADDITION MapRef: VOL 65 PG 263 Abbreviated Description: Lot:19&20 Subdivision:SEXTON PLACE ADDITION Map Ref:VOL 65 PG 263Abbreviated Description:LOT: PART OF LOT 19&20 City/Muni/Twp:MARSHALL City/Muni/Twp: MARSHALL

15	.6Mi.	**1705 MEADOW ST**	09/12/2025	1200	//	1940	7,797 SF	

MARSHALL, TX 75670-6819
APN: 03010.05470.00000.000000 Document #: 2025-000011257
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: PETER WHETTONE SURVEY A-756 Abbreviated Description: Subdivision:PETER WHETTONE SURVEY A-756

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.	**1000 E PINECREST DR**	**08/28/2023**	$151,770	$151,770	1,023		1960	10,629 SF	
.01Mi.	**1002 E PINECREST DR**	**07/21/2020**	$86,840	$86,840	1,125		1960	10,629 SF	
.02Mi.	**908 E PINECREST DR**	**09/19/1980**	$97,800	$97,800	1,165		1945	10,498 SF	
.03Mi.	**1004 E PINECREST DR**	**06/27/2003**	$84,700	$84,700	1,037		1960	10,629 SF	
.03Mi.	**1003 SCENIC LOOP**	**02/06/2025**	$3,660	$3,660	968		1958	4,879 SF	
.03Mi.	**1003 SCENIC LOOP**	**02/06/2025**	$95,740	$95,740	968		1958	4,922 SF	
.03Mi.	**906 E PINECREST DR**	**12/14/2006**	$54,140	$54,140				10,498 SF	
.04Mi.	**917 SCENIC LOOP**	**11/23/2021**	$88,630	$88,630	820		1958	9,801 SF	
.04Mi.	**1006 E PINECREST DR**	**07/12/2021**	$145,060	$145,060	1,604		1960	10,629 SF	
.04Mi.	**1005 SCENIC LOOP**		$133,690	$133,690	1,515		1960	9,801 SF	
.05Mi.	**915 SCENIC LOOP**	**10/02/2018**	$94,130	$94,130	1,313		1958	9,801 SF	
.05Mi.	**904 E PINECREST DR**	**06/12/2009**	$112,810	$112,810	1,742		1940	10,498 SF	
.05Mi.	**1007 SCENIC LOOP**	**06/12/2001**	$122,030	$122,030	1,272		1961	9,104 SF	
.06Mi.	**913 SCENIC LOOP**	**03/04/2003**	$131,600	$131,600	1,322		1955	19,602 SF	
.06Mi.	**902 E PINECREST DR**	**06/17/2013**	$111,630	$111,630	1,356		1952	10,498 SF	
.06Mi.	**1101 SCENIC LOOP**	**03/17/2015**	$117,280	$117,280	1,204		1961	9,801 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	69%

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Demographics & Income

Median Age:	42.1 years old	Households:	6,449
Median Household Income:	$66,819	Households w/Family:	71%
Household Income Per Capita:	$33,258	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Marshall Independent School District	Students:	4,957
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**William B. Travis Elementary School** Number of Students: 473 Student-Teacher Ratio: 15.59	C+	Public	KG - 5
0.59Mi.	**Marshall Early Childhood Center** Number of Students: 276 Student-Teacher Ratio: 17.62	NA	Public	PK - PK
1.40Mi.	**Marshall Junior High School** Number of Students: 1,035 Student-Teacher Ratio: 13.13	C-	Public	6 - 8
0.35Mi.	**Marshall High School** Number of Students: 1,467 Student-Teacher Ratio: 15.19	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	88%	LOWER
OVERALL	100%	SIMILAR

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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