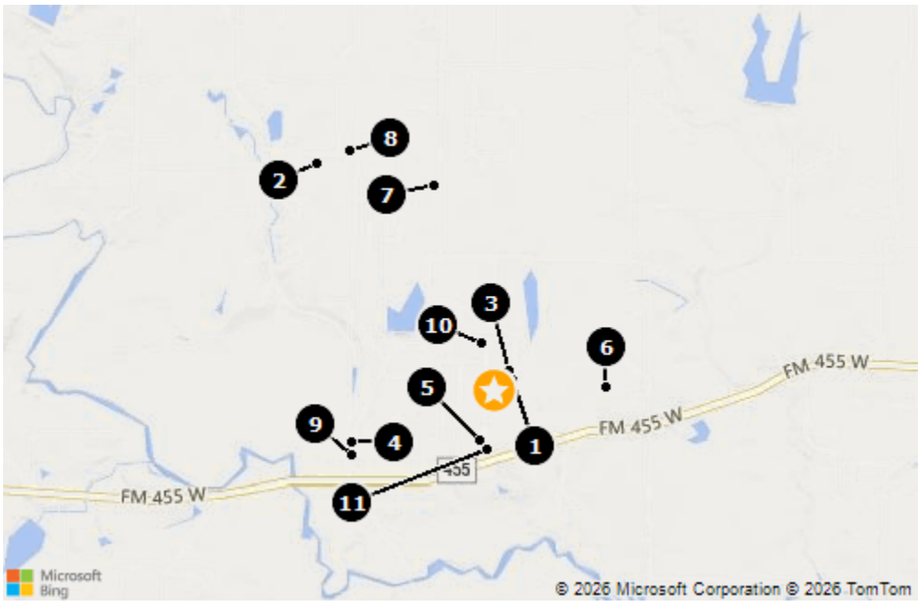
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

10160 KILDEE TRL, SANGER, TX 76266-7948

County:	**DENTON TX**	Census Tract:	481210202.043031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R963259	Thomas Bros Pg-Grid:	

Valuation

Value:	**$597,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$561,180 - $632,820	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	G01 S14 W04
Assd Land Value:	$124,146	Market Land Value:	$124,146	Tax Year:	2026
Assd Improvement:	$403,026	Market Improvment Value:	$403,026	Total Taxable Value:	
Total Assessed Value:	$527,172	Total Assessor Market Value:	$527,172	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 28 Block: A Subdivision: ESTATES AT WIND SONG HILL ADDITION
Abbreviated Description: ESTATES AT WIND SONG HILL ADDITION BLK A LOT 28

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	4	Pool:	Pool/Spa
Building Area:	2354 SF	Baths:	3	Fireplace:	Yes
Year Built:	2021	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2024	Sales Price:	N/A
Document #:	2024-079094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	N/A
Document #:	2022-076526 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/20/2022		
Document Type:			

Legal Description:
Lot: 28 Block: A Subdivision: THE ESTATES AT WIND SONG HILL ADDITION Map Ref: FILE 2020-201737

Prior Transfer

Recording Date:	05/20/2022	Sales Price:	N/A
Document #:	2022-76526 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 Block: A Subdivision: ESTATES AT WIND SONG HILL ADDITION
Abbreviated Description: ESTATES AT WIND SONG HILL ADDITION BLK A LOT 28

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	43,952 SF	Median # of Baths	2
Median Living Area	2,060 SF	Median Year Built	2009
Price Range - 2 Yrs		Age Range	4 years to 54 years
Median Value		Median Age	17 years

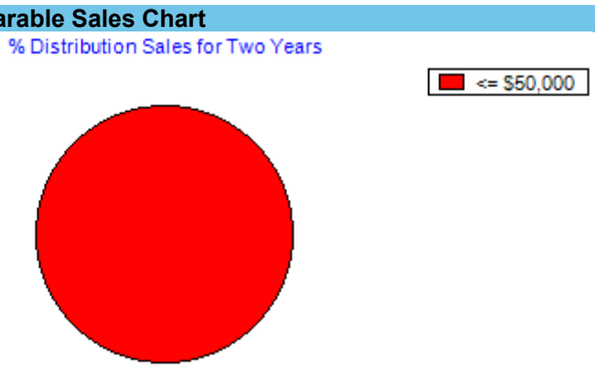
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**6680 RED WING LN** **SANGER, TX 76266-4018**	08/05/2026			2082	/4/3	2021	45,303 SF	
		APN: R963252 Document #: 2026-092340 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: A Subdivision: ESTATES AT WIND SONG HILL ADDITION MapRef: DOC 2020-370 Abbreviated Description: Lot:21 Block:A Subdivision:ESTATES AT WIND SONG HILL ADDITION Map Ref:DOC 2020-370City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								
2	1.56Mi.	**6810 HUNNINGTON DR** **SANGER, TX 76266-7971**	05/13/2026			2862	/4/3	2021	87,120 SF	Pool/ Spa
		APN: R772466 Document #: 2026-055051 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: HUNNINGTON RIDGE Phase No: 4 MapRef: FILE 2019-502 Abbreviated Description: Lot:11 Block:A Subdivision:HUNNINGTON RIDGE Phase No:4 Map Ref:FILE 2019-502City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								
3	.13Mi.	**10205 FINCH RD** **SANGER, TX 76266-7970**	04/01/2026			2321	/4/2	2022	43,952 SF	
		APN: R963286 Document #: 2026-036560 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: B Subdivision: ESTATES OF WIND SONG HILL ADDITION MapRef: FILE 2020-370 Abbreviated Description: Lot:16 Block:B Subdivision:ESTATES OF WIND SONG HILL ADDITION Map Ref:FILE 2020-370City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								
4	.81Mi.	**10916 FM 2450** **SANGER, TX 76266-3955**	01/16/2026			1380	/3/2	1972	29,621 SF	
		APN: R57930 Document #: 2026-005747 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: JPB JANUARY SURVEY ABSTRACT NUMBER 658 MapRef: DOC 2016-6951 Abbreviated Description: Subdivision:JPB JANUARY SURVEY ABSTRACT NUMBER 658 Map Ref:DOC 2016-6951City/Muni/Twp:TOWN OF BOLIVAR City/Muni/Twp: TOWN OF BOLIVAR								
5	.3Mi.	**10021 KILDEE TRL** **SANGER, TX 76266-7947**	10/30/2025			1619	/3/2	2008	43,560 SF	
		APN: R257972 Document #: 2025-122331 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: REDWING HEIGHTS MapRef: CAB V SL 174 Abbreviated Description: Lot:6 Block:A Subdivision:REDWING HEIGHTS Map Ref:CAB V SL 174City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								
6	.61Mi.	**8895 SAM BASS RD** **SANGER, TX 76266-7926**	10/06/2025			1732	//	1979	257,005 SF	
		APN: R57262 Document #: 2025-112307 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: JAMES BP JANUARY SURVEY ABSTRACT NO 658 Abbreviated Description: Subdivision:JAMES BP JANUARY SURVEY ABSTRACT NO 658								
7	1.15Mi.	**8569 CHISUM RD** **SANGER, TX 76266-2955**	09/16/2025			2047	/3/2	1996	130,681 SF	
		APN: R185382 Document #: 2025-103645 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: CHISUM CREEK Phase No: 1 MapRef: CAB M PG 145 Abbreviated Description: Lot:2 Block:A Subdivision:CHISUM CREEK Phase No:1 Map Ref:CAB M PG 145								
8	1.51Mi.	**6910 HUNNINGTON DR** **SANGER, TX 76266-7966**	09/15/2025			3060	/3/3	2016	87,556 SF	Pool/ Spa
		APN: R669024 Document #: 2025-103207 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: HUNNINGTON RIDGE Phase No: 3 MapRef: DOC 2015-317 Abbreviated Description: Lot:6 Block:A Subdivision:HUNNINGTON RIDGE Phase No:3 Map Ref:DOC 2015-317								
9	.84Mi.	**10816 FM 2450** **SANGER, TX 76266-2999**	08/25/2025			1380	/2/1.5	2009	19,602 SF	
		APN: R57948 Document #: 2025-094749 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1-4 Block: 3 Subdivision: HUGHES ADDITION MapRef: VOL Z PG 356 Abbreviated Description: Block:3 Subdivision:HUGHES ADDITION Map Ref:VOL Z PG 356Abbreviated Description:LOT: PART OF LOTS 1-4								
10	.27Mi.	**10289 KILDEE TRL** **SANGER, TX 76266-7963**	06/23/2025			2060	/4/3	2021	43,604 SF	
		APN: R963288 Document #: 2025-068126 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: C Subdivision: ESTATES AT WIND SONG HILL MapRef: DOC 2020-201737 Abbreviated Description: Lot:13 Block:C Subdivision:ESTATES AT WIND SONG HILL Map Ref:DOC 2020-201737City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								
11	.32Mi.	**10012 KILDEE TRL** **SANGER, TX 76266-7946**	06/06/2025			2737	/3/2	2007	43,560 SF	
		APN: R257999 Document #: 2025-061797 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: B Subdivision: REDWING HEIGHTS Phase No: 5 MapRef: CAB V SL 174 FILE 20 Abbreviated Description: Lot:33 Block:B Subdivision:REDWING HEIGHTS Phase No:5 Map Ref:CAB V SL 174 FILE 20City/Muni/Twp:CITY OF SANGER City/Muni/Twp: CITY OF SANGER								

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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.	**10160 KILDEE TRL**	**05/20/2022**	$527,172	$527,172	2,354	/4/3	2021	1 SF	Pool/ Spa
.02Mi.	**10170 KILDEE TRL**	**05/20/2022**	$475,582	$475,582	2,032	/4/3	2021	1 SF	
.02Mi.	**10132 KILDEE TRL**	**03/13/2018**	$386,355	$386,355	1,562	/3/2.5	2005	1 SF	
.04Mi.	**10128 KILDEE TRL**	**05/23/2006**	$405,434	$405,434	2,140	/3/2	2006	1 SF	
.06Mi.	**10184 KILDEE TRL**	**09/26/2024**	$589,002	$541,724	2,198	/4/2.5	2021	1 SF	
.06Mi.	**10124 KILDEE TRL**	**10/05/2017**	$411,168	$411,168	2,067	/3/2	2005	1 SF	
.08Mi.	**6658 RED WING LN**	**12/27/2022**	$493,217	$484,000	2,285	/4/3	2022	1 SF	
.08Mi.	**6650 RED WING LN**	**12/22/2023**	$527,104	$527,104	2,558	/3/3	2022	1 SF	
.09Mi.	**10120 KILDEE TRL**	**08/10/2010**	$390,790	$390,790	2,288	/3/2.5	2005	1 SF	
.09Mi.	**10163 KILDEE TRL**	**10/29/2021**	$481,606	$481,606	2,229	/4/3	2021	1 SF	
.09Mi.	**10133 KILDEE TRL**	**09/27/2007**	$422,866	$389,796	1,965	/3/2	2006	1 SF	
.09Mi.	**10173 KILDEE TRL**	**03/30/2022**	$473,853	$473,000	2,159	/3/2	2021	1 SF	
.09Mi.	**6672 RED WING LN**	**03/02/2022**	$544,192	$544,192	2,439	/3/2.5	2021	1 SF	Yes
.1Mi.	**10129 KILDEE TRL**	**01/24/2014**	$432,275	$432,275	2,267	/4/2.5	2006	1 SF	Yes
.1Mi.	**10181 KILDEE TRL**	**03/24/2022**	$476,653	$476,653	2,155	/4/3	2021	1 SF	
.11Mi.	**10125 KILDEE TRL**	**10/12/2017**	$415,000	$415,000	2,315	/3/2	2006	1 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.4 years old	Households:	7,964
Median Household Income:	$89,415	Households w/Family:	69%
Household Income Per Capita:	$45,082	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Sanger Independent School District	Students:	2,880
Number of Schools:	7	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.16Mi.	**Sanger High School** Number of Students: 827 Student-Teacher Ratio: 13.75 Advanced Placement: Yes	B	Public	9 - 12
3.03Mi.	**Clear Creek Intermediate School** Number of Students: 598 Student-Teacher Ratio: 18.24	C+	Public	3 - 5
3.29Mi.	**Sanger Sixth Grade Campus** Number of Students: 213 Student-Teacher Ratio: 17.26	B+	Public	6 - 6
2.53Mi.	**Chisholm Trail Elementary School** Number of Students: 292 Student-Teacher Ratio: 16.6	NA	Public	PK - 2
2.76Mi.	**Sanger Middle School** Number of Students: 426 Student-Teacher Ratio: 17.1	B	Public	7 - 8

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Flood Report

The Subject Property of **10160 KILDEE TRL, SANGER, TX 76266-7948** 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	70%	NOTABLY LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	108%	SIMILAR
OVERALL	105%	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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