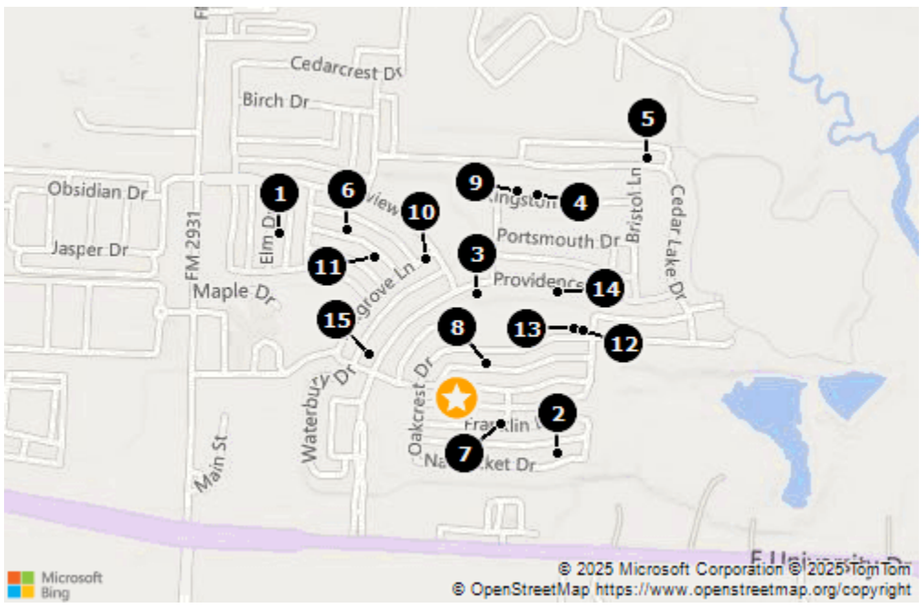
ICE SiteX Report

OrderID: 94009201

SiteX Property Information Report



Subject Property Location

10220 WATERBURY DR, PROVIDENCE VILLAGE, TX 76227-8500

County:	**DENTON TX**	Census Tract:	481210201.221003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R262113	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	9
Value Range:	$277,550 - $332,450	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	C51 G01 S05
Assd Land Value:	$67,650	Market Land Value:	$67,650	Tax Year:	2023
Assd Improvement:	$258,004	Market Improvment Value:	$258,004	Total Taxable Value:	$5,982
Total Assessed Value:	$325,654	Total Assessor Market Value:	$325,654	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: U Subdivision: PROVIDENCE PH 4 Map Ref: SD2346A-00000U
Abbreviated Description: PROVIDENCE PH 4 BLK U LOT 23

Property Characteristics

Lot Size:	4,099 SF	Bedrooms:	4	Pool:	
Building Area:	1850 SF	Baths:	2.5	Fireplace:	Yes
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/17/2024	Loan Amount:	N/A
Document #:	2024-100364 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 23 Block: U Subdivision: RIDGE AT NORTHLAKE Phase No: 2
City/Muni/Twp: TOWN OF NORTHLAKE

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$132,000
Document #:	2022-087915 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2022	Sales Price:	N/A
Document #:	2022-081844 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/2022		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 23 Block: U Subdivision: PROVIDENCE Phase No: 4 Map Ref: CAB V PG 246

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Prior Transfer

Recording Date:	05/27/2022	Sales Price:	N/A
Document #:	2022-81844 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: U Subdivision: PROVIDENCE PH 4 Map Ref: SD2346A-00000U
Abbreviated Description: PROVIDENCE PH 4 BLK U LOT 23

Mortgage Record

Recording Date:	07/06/2007	Loan Amount:	N/A
Document #:	2007-080355 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Lot: 23 Block: U Subdivision: PROVIDENCE PHASE 4

Prior Transfer

Recording Date:	08/11/2005	Sales Price:	N/A
Document #:	2005-99726 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/08/2005		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 23 Block: U Subdivision: PROVIDENCE PHASE 4 Map Ref: MB V PG246

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,249 SF	Median # of Baths	2
Median Living Area	1,912 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	17 years to 23 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**1026 ELM DR** **PROVIDENCE VILLAGE, TX 76227-5434**	03/13/2025			2100	/4/2	2002	5,467 SF	
		APN: R246291 Document #: 2025-025430 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: E Subdivision: PROVIDENCE MapRef: CAB U SL 573 Abbreviated Description: Lot:5 Block:E Subdivision:PROVIDENCE Map Ref:CAB U SL 573								
2	.16Mi.	**10337 NANTUCKET DR** **PROVIDENCE VILLAGE, TX 76227-7579**	11/22/2024			1676	/3/2	2004	4,887 SF	
		APN: R262143 Document #: 2024-127448 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: V Subdivision: PROVIDENCE Phase No: 4 MapRef: CAB V PG 246 Abbreviated Description: Lot:25 Block:V Subdivision:PROVIDENCE Phase No:4 Map Ref:CAB V PG 246								
3	.14Mi.	**1270 PROVIDENCE BLVD** **PROVIDENCE VILLAGE, TX 76227-5481**	11/06/2024			2971	/4/3	2005	5,698 SF	
		APN: R246845 Document #: 2024-120775 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: S Subdivision: PROVIDENCE Phase No: 2 MapRef: CAB U PG 707 Abbreviated Description: Lot:13 Block:S Subdivision:PROVIDENCE Phase No:2 Map Ref:CAB U PG 707								
4	.3Mi.	**1341 KINGSTON PL** **PROVIDENCE VILLAGE, TX 76227-7554**	10/16/2024			1032	/3/2	2004	4,265 SF	
		APN: R246708 Document #: 2024-112094 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: P Subdivision: PROVIDENCE Phase No: 2 MapRef: CAB U PG 707 Abbreviated Description: Lot:11 Block:P Subdivision:PROVIDENCE Phase No:2 Map Ref:CAB U PG 707								
5	.42Mi.	**10315 CEDAR LAKE DR** **PROVIDENCE VILLAGE, TX 76227-7546**	07/29/2024			2010	/4/2.5	2003	4,082 SF	
		APN: R246619 Document #: 2024-080400 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: N Subdivision: PROVIDENCE Phase No: 2 MapRef: CAB U SL 707 Abbreviated Description: Lot:19 Block:N Subdivision:PROVIDENCE Phase No:2 Map Ref:CAB U SL 707								
6	.28Mi.	**10017 PINECREST DR** **PROVIDENCE VILLAGE, TX 76227-7495**	07/15/2024			2331	/4/2.5	2003	6,181 SF	
		APN: R246334 Document #: 2024-074492 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: G Subdivision: PROVIDENCE Phase No: 1 MapRef: CAB V SL 602 Abbreviated Description: Lot:5 Block:G Subdivision:PROVIDENCE Phase No:1 Map Ref:CAB V SL 602								
7	.07Mi.	**10248 FRANKLIN DR** **PROVIDENCE VILLAGE, TX 76227-7586**	07/03/2024			1308	/3/2	2005	4,099 SF	
		APN: R262164 Document #: 2024-071355 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: V Subdivision: PROVIDENCE Phase No: 4 MapRef: CAB V PG 246 Abbreviated Description: Lot:46 Block:V Subdivision:PROVIDENCE Phase No:4 Map Ref:CAB V PG 246								
8	.06Mi.	**1124 OAKCREST DR** **PROVIDENCE VILLAGE, TX 76227-8591**	06/27/2024			1610	/3/2	2004	4,103 SF	
		APN: R262080 Document #: 2024-68573 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: T Subdivision: PROVIDENCE Phase No: 4 MapRef: CAB V PG 246 Abbreviated Description: Lot:42 Block:T Subdivision:PROVIDENCE Phase No:4 Map Ref:CAB V PG 246								
9	.3Mi.	**1325 KINGSTON PL** **PROVIDENCE VILLAGE, TX 76227-7554**	06/24/2024			2010	/3/2	2004	4,265 SF	
		APN: R246705 Document #: 2024-66153 Document Type: Warranty Deed w/ Vendor's Lien Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 8 Block: P Subdivision: PROVIDENCE PHASE 2 MapRef: CAB U SL 707 Abbreviated Description: Lot:8 Block:P Subdivision:PROVIDENCE PHASE 2 Map Ref:CAB U SL 707

10	.17Mi.	**980 FOX GROVE LN** **PROVIDENCE VILLAGE, TX 76227-5465**	06/14/2024	1912	/3/2	2003	5,319 SF

APN: R246219 Document #: 2024-62759
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: B Subdivision: PROVIDENCE Phase No: 1 MapRef: CAB V PG 602 Abbreviated Description: Lot:19 Block:B Subdivision:PROVIDENCE Phase No:1 Map Ref:CAB V PG 602

11	.22Mi.	**10038 PINECREST DR** **PROVIDENCE VILLAGE, TX 76227-7494**	06/14/2024	2030	/3/2	2003	5,776 SF

APN: R246321 Document #: 2024-63206
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: F Subdivision: PROVIDENCE PHASE 1 MapRef: CAB V PG 602 Abbreviated Description: Lot:14 Block:F Subdivision:PROVIDENCE PHASE 1 Map Ref:CAB V PG 602

12	.2Mi.	**1327 OAKCREST DR** **PROVIDENCE VILLAGE, TX 76227-8507**	06/11/2024	1566	/3/2	2005	5,249 SF

APN: R262013 Document #: 2024-61393
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 55 Block: S Subdivision: PROVIDENCE Phase No: IV MapRef: VOL V PG 246 Abbreviated Description: Lot:55 Block:S Subdivision:PROVIDENCE Phase No:IV Map Ref:VOL V PG 246

13	.19Mi.	**1323 OAKCREST DR** **PROVIDENCE VILLAGE, TX 76227-8507**	06/04/2024	1621	/3/2	2005	5,249 SF

APN: R262014 Document #: 2024-58794
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Block: S Subdivision: PROVIDENCE Phase No: 4 MapRef: CAB V SL 246 Abbreviated Description: Lot:56 Block:S Subdivision:PROVIDENCE Phase No:4 Map Ref:CAB V SL 246

14	.2Mi.	**1400 PROVIDENCE BLVD** **PROVIDENCE VILLAGE, TX 76227-7567**	06/03/2024	2538	/3/2	2003	5,802 SF

APN: R246856 Document #: 2024-57737
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: S Subdivision: PROVIDENCE Phase No: 2 MapRef: CAB U PG 707 Abbreviated Description: Lot:24 Block:S Subdivision:PROVIDENCE Phase No:2 Map Ref:CAB U PG 707

15	.13Mi.	**1005 PROVIDENCE BLVD** **PROVIDENCE VILLAGE, TX 76227-5478**	05/29/2024	1418	/3/2	2008	5,567 SF

APN: R246202 Document #: 2024-55704
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: B Subdivision: PROVIDENCE Phase No: 1 MapRef: CAB V PG 602 Abbreviated Description: Lot:2 Block:B Subdivision:PROVIDENCE Phase No:1 Map Ref:CAB V PG 602

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.	**10220 WATERBURY DR**	**05/27/2022**	$325,654	$325,654	1,850	/4/2.5	2005	4,099 SF	
.01Mi.	**10216 WATERBURY DR**	**10/01/2021**	$317,000	$317,000	2,010	/3/2	2004	4,099 SF	
.01Mi.	**10224 WATERBURY DR**	**04/19/2017**	$258,174	$258,174	1,129	/3/2	2005	4,099 SF	
.02Mi.	**10212 WATERBURY DR**	**12/18/2020**	$284,151	$284,151	1,308	/3/2	2004	4,099 SF	
.02Mi.	**10228 WATERBURY DR**	**08/11/2004**	$352,038	$329,826	2,067	/4/2.5	2004	4,099 SF	
.02Mi.	**10208 WATERBURY DR**	**08/21/2017**	$269,473	$269,473	1,129	/3/2	2004	4,099 SF	
.02Mi.	**10221 FRANKLIN DR**	**06/28/2021**	$314,233	$314,233	1,676	/4/2.5	2005	4,099 SF	
.02Mi.	**10232 WATERBURY DR**	**03/29/2023**	$318,733	$318,733	1,676	/3/2.5	2003	4,099 SF	
.02Mi.	**10217 FRANKLIN DR**	**08/21/2018**	$318,000	$318,000	1,797	/3/2	2004	4,099 SF	
.02Mi.	**10225 FRANKLIN DR**	**12/07/2020**	$324,000	$324,000	2,010	/4/2.5	2005	4,099 SF	
.03Mi.	**10213 FRANKLIN DR**	**04/22/2019**	$343,959	$321,567	2,009	/4/3	2004	4,099 SF	
.03Mi.	**10229 FRANKLIN DR**	**05/19/2023**	$379,521	$379,521	2,658	/5/2.5	2004	4,099 SF	
.03Mi.	**10219 WATERBURY DR**	**03/11/2011**	$241,198	$230,240	1,032	/3/2	2003	4,230 SF	
.03Mi.	**10215 WATERBURY DR**	**06/20/2019**	$325,000	$325,000	2,263	/3/2.5	2004	6,647 SF	
.03Mi.	**10223 WATERBURY DR**	**01/07/2022**	$260,000	$260,000	1,183	/3/2	2004	4,230 SF	
.03Mi.	**10236 WATERBURY DR**	**03/28/2023**	$256,626	$256,626	1,308	/3/2	2004	4,099 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	36.4 years old	Households:	17,794
Median Household Income:	$103,889	Households w/Family:	76%
Household Income Per Capita:	$47,871	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

School District Zone:	Denton Independent School District	Students:	30,267
Number of Schools:	42	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.58Mi.	**Rodriguez Middle School** Number of Students: 961 Student-Teacher Ratio: 13.97	C-	Public	6 - 8
0.28Mi.	**Providence Elementary School** Number of Students: 555 Student-Teacher Ratio: 12.95	D	Public	PK - 5
1.82Mi.	**Braswell High School** Number of Students: 2,446 Student-Teacher Ratio: 14.69	B-	Public	9 - 12

Flood Report

The Subject Property of **10220 WATERBURY DR, PROVIDENCE VILLAGE, TX 76227-8500** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	32%	SIGNIFICANTLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	70%	NOTABLY LOWER

Disaster Alerts

4/26/2024 - Severe Tornados, Flooding

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

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