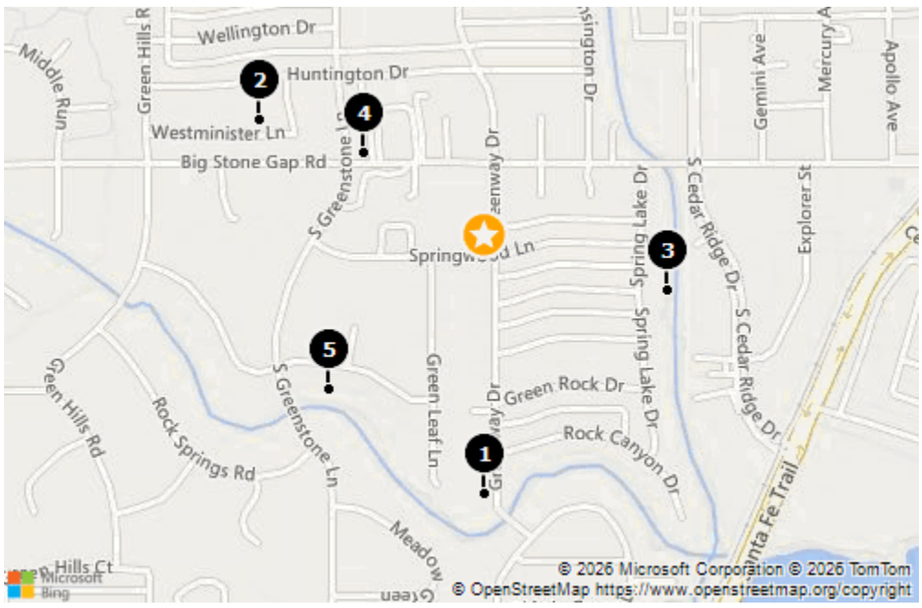
ICE SiteX Report

OrderID: 98366480

SiteX Property Information Report



Subject Property Location

1023 GREENWAY DR, DUNCANVILLE, TX 75137-2937

County:	**DALLAS TX**	Census Tract:	481130165.132007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22081500020060000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$356,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$306,160 - $405,840	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DC CV US PH DO
Assd Land Value:	$68,000	Market Land Value:	$68,000	Tax Year:	2025
Assd Improvement:	$262,990	Market Improvment Value:	$262,990	Total Taxable Value:	$5,512
Total Assessed Value:	$330,990	Total Assessor Market Value:	$330,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: 2 Subdivision: GREENWAY Tract No: 8150 Map Ref: 71B-H

Abbreviated Description:	GREENWAY ESTATES 1ST SEC BLK 2 LOT 6 INT201500057994 DD03042015 CO-DC 0815000200600 4CV08150002
City/Muni/Twp:	DUNCANVILLE

Property Characteristics

Lot Size:	11,070 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2141 SF	Baths:	2	Fireplace:	1
Year Built:	1972	Partial Baths:	1	Type Const:	Frame
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:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	202400153904 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: GREENWAY ESTATES NO 1
City/Muni/Twp: DUNCANVILLE

Prior Transfer

Recording Date:	04/02/2015	Sales Price:	N/A
Document #:	201500081889 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/10/2015	Sales Price:	N/A
Document #:	201500057994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2015		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GREENWAY ESTATES #1 Map Ref: MB71180 PG2213
City/Muni/Twp: DUNCANVILLE

ICE SiteX Report

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Prior Transfer

Recording Date:	03/10/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GREENWAY Tract No: 8150 Map Ref: 71B-H
Abbreviated Description: GREENWAY ESTATES 1ST SEC BLK 2 LOT 6 INT201500057994 DD03042015 CO-DC 0815000200600 4CV08150002
City/Muni/Twp: DUNCANVILLE

Prior Transfer

Recording Date:	03/09/2015	Sales Price:	$121,831
Document #:	201500055422 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2011	Sales Price:	N/A
Document #:	201100311258 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2011		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GREENWAY ESTATES #1 Map Ref: MB71180 PG2213
City/Muni/Twp: DUNCANVILLE

Prior Transfer

Recording Date:	05/03/2006	Sales Price:	N/A
Document #:	200600161465 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/02/2006		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: GREENWAY ESTATES 1ST SECTION Map Ref: MB77180 PG2213
City/Muni/Twp: DUNCANVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	19,481 SF	Median # of Baths	3
Median Living Area	2,687 SF	Median Year Built	1976
Price Range - 2 Yrs		Age Range	47 years to 56 years
Median Value		Median Age	50 years

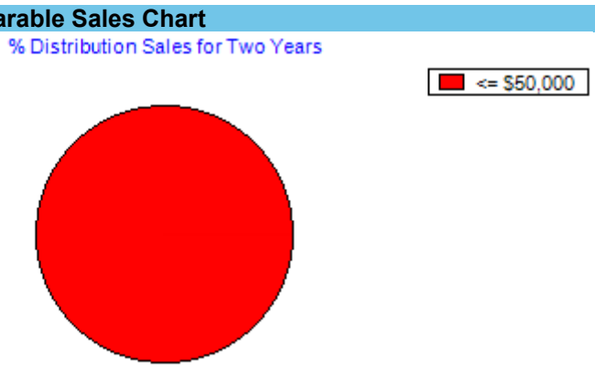
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1231 GREENWAY DR** **DUNCANVILLE, TX 75137-2941**	08/24/2026			2687	/4/3	1972	13,500 SF	Yes
		APN: 22081500030190000 Document #: 202600183248 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: M Subdivision: SOLTERRA Phase No: 3B MapRef: FILE 202400085038 Abbreviated Description: Lot:15 Block:M Subdivision:SOLTERRA Phase No:3B Map Ref:FILE 202400085038								
2	.34Mi.	**1203 WESTMINISTER LN** **DUNCANVILLE, TX 75137-2045**	08/13/2026			3044	/3/3	1978	19,481 SF	
		APN: 22096800060150000 Document #: 202600174022 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: F Subdivision: HUNTINGTON PARK FOURTH INSTALLMENT MapRef: VOL 77043 PG 336 Abbreviated Description: Lot:15 Block:F Subdivision:HUNTINGTON PARK FOURTH INSTALLMENT Map Ref:VOL 77043 PG 336City/Muni/Twp:DUNCANVILLE City/Muni/Twp: DUNCANVILLE								
3	.26Mi.	**1112 SPRING LAKE DR** **DUNCANVILLE, TX 75137-2950**	07/07/2026			3129	/4/2	1976	39,790 SF	Yes
		APN: 22084600040330000 Document #: 202600144517 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 4 Subdivision: GREENWAY ESTATES ADDITION MapRef: VOL 75032 PG 1125 Abbreviated Description: Lot:33 Block:4 Subdivision:GREENWAY ESTATES ADDITION Map Ref:VOL 75032 PG 1125City/Muni/Twp:DUNCANVILLE City/Muni/Twp: DUNCANVILLE								
4	.2Mi.	**922 S GREENSTONE LN** **DUNCANVILLE, TX 75137-2114**	06/22/2026			2552	/3/2	1979	14,087 SF	
		APN: 22096800080010000 Document #: 202600132351 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: T Block: H Subdivision: HUNTINGTON PARK 4TH INST Abbreviated Description: Lot:T Block:H Subdivision:HUNTINGTON PARK 4TH INST City/Muni/Twp:DUNCANVILLE City/Muni/Twp: DUNCANVILLE								
5	.3Mi.	**1014 GREEN VALLEY LN** **DUNCANVILLE, TX 75137-2906**	06/15/2026			2541	/4/3	1970	58,632 SF	
		APN: 22078500070150000 Document #: 202600128601 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: 7 Subdivision: GREEN HILLS MapRef: MF 68121 PG 1653 Abbreviated Description: Lot:45 Block:7 Subdivision:GREEN HILLS Map Ref:MF 68121 PG 1653City/Muni/Twp:DUNCANVILLE City/Muni/Twp: DUNCANVILLE								

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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.	**1023 GREENWAY DR**	**03/10/2015**	$330,990	$330,990	2,141	/4/2	1972	11,070 SF	Yes
.02Mi.	**1019 GREENWAY DR**		$332,920	$332,920	2,328	/3/2	1972	11,070 SF	
.02Mi.	**1029 GREENWAY DR**		$339,060	$339,060	2,069	/3/2	1972	12,555 SF	
.03Mi.	**1015 GREENWAY DR**	**04/11/2024**	$341,620	$341,620	2,098	/4/2	1972	11,070 SF	
.03Mi.	**943 SPRINGWOOD LN**	**08/26/2004**	$336,240	$336,240	2,105	/4/2	1976	15,368 SF	
.04Mi.	**1014 GREENWAY DR**	**09/08/2003**	$346,140	$346,140	2,207	/4/2	1976	14,125 SF	
.05Mi.	**1103 GREENWAY DR**	**03/01/2024**	$332,930	$332,930	2,323	/3/3	1972	15,150 SF	Yes
.05Mi.	**939 SPRINGWOOD LN**		$352,890	$352,890	2,215	/4/2	1975	11,700 SF	
.05Mi.	**1010 GREENWAY DR**	**03/08/2021**	$214,000	$214,000	2,177	/3/2	1977	12,500 SF	
.06Mi.	**942 SPRINGWOOD LN**	**09/07/2017**	$390,470	$390,470	2,332	/4/2	1976	11,592 SF	Yes
.06Mi.	**1007 GREENWAY DR**	**03/01/2023**	$298,010	$298,010	1,910	/3/2	1972	11,070 SF	
.06Mi.	**1107 GREENWAY DR**		$299,070	$299,070	2,049	/4/2	1973	13,500 SF	
.06Mi.	**938 SPRINGWOOD LN**	**05/16/2018**	$398,740	$398,740	2,634	/3/2	1975	12,420 SF	
.06Mi.	**935 SPRINGWOOD LN**		$403,290	$403,290	2,364	/4/2	1975	11,570 SF	Yes
.07Mi.	**1011 GREENWAY CIR**	**08/04/2009**	$518,450	$518,450	3,520	/4/3	1977	6,500 SF	Yes
.07Mi.	**1006 GREENWAY DR**	**06/20/2018**	$368,590	$368,590	2,206	/3/2	1977	12,500 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	39.2 years old	Households:	6,639
Median Household Income:	$88,226	Households w/Family:	75%
Household Income Per Capita:	$37,019	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Duncanville Independent School District	Students:	11,562
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.13Mi.	**Clint Q Smith Elementary School** Number of Students: 344 Student-Teacher Ratio: 14.98	D-	Public	PK - 4
0.40Mi.	**Byrd Middle School** Number of Students: 517 Student-Teacher Ratio: 13.66	D-	Public	6 - 8
1.42Mi.	**Duncanville High School** Number of Students: 4,399 Student-Teacher Ratio: 18.16 Advanced Placement: Yes	D+	Public	9 - 12
0.05Mi.	**Daniel Elementary School** Number of Students: 443 Student-Teacher Ratio: 15.87	D	Public	PK - 5

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Flood Report

The Subject Property of **1023 GREENWAY DR, DUNCANVILLE, TX 75137-2937** 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	84%	LOWER
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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